

STAITHE 'N' WILLOW TEA ROOMS



16 LOWER STREET, HORNING,
NORWICH, NORFOLK, NR12 8AA

Freehold offers in excess of: £500,000





KEY HIGHLIGHTS



Character tearoom
& restaurant (40)



Additional gift
shop & holiday
cottage



Stunning Norfolk
Broads location



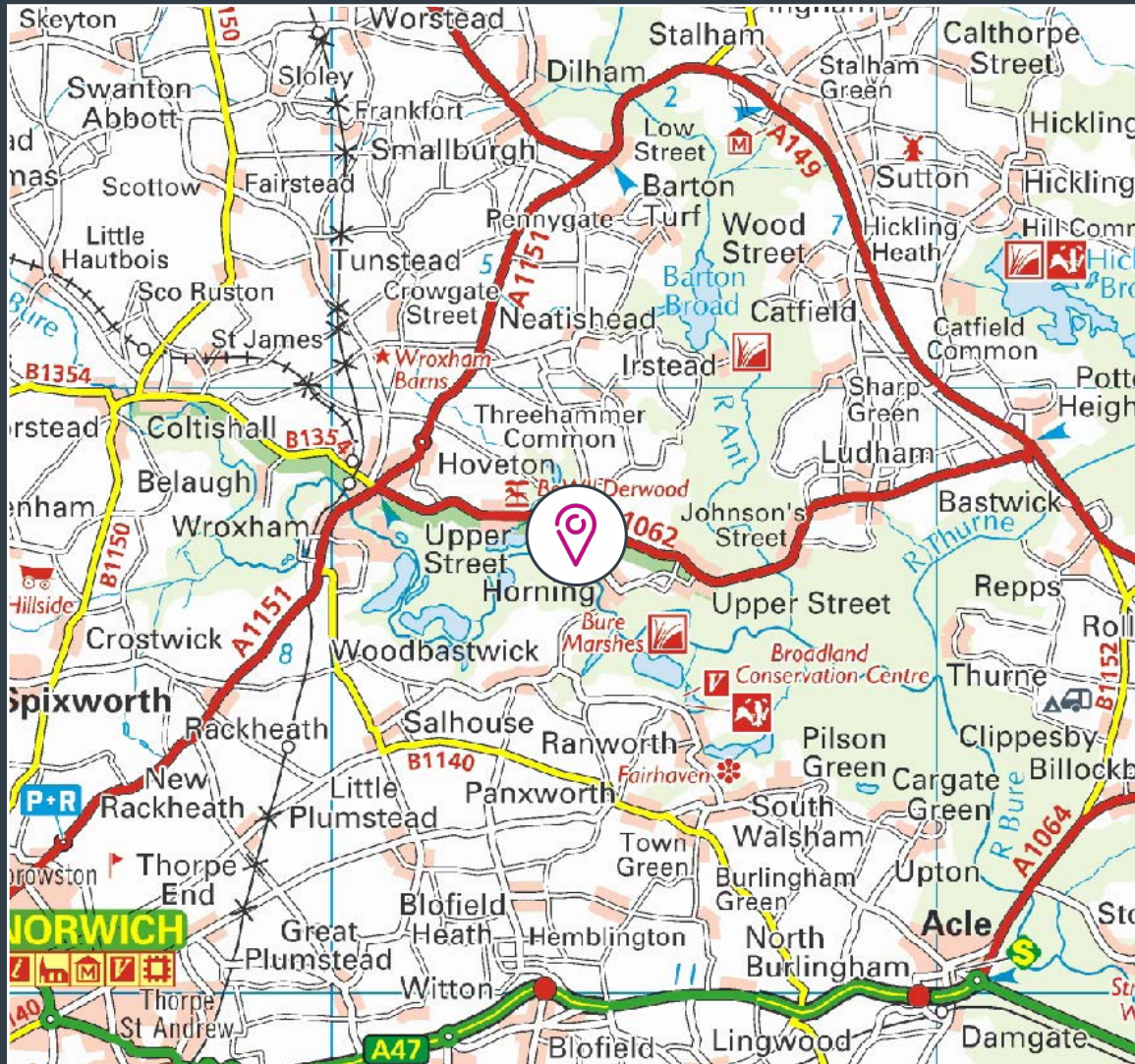
One bedroom
owners'
accommodation



External trade
terrace (50)



Vacant possession.
Energy Rating D



DESCRIPTION

A stunning example of a character, thatched building, dating back to the 1600's. The business is built over two floors, and a holiday cottage and self-contained gift shop were added later. The property oozes charm having kept many original features, with the current owners keeping it in fantastic condition throughout.

Externally, the property features a picturesque terrace overlooking the river, as well as public parking in front, private parking and a garden in the rear.

LOCATION

 16 LOWER STREET, HORNING,
NORWICH, NORFOLK, NR12 8AA

With breath taking views of the River Bure, The Staithe 'n' Willow in Horning is located firmly on the Norfolk Broads. Horning is a popular village, accessed via the Norfolk road (A1602), just 11 miles north east of Norwich and under 30 minutes to the coast.

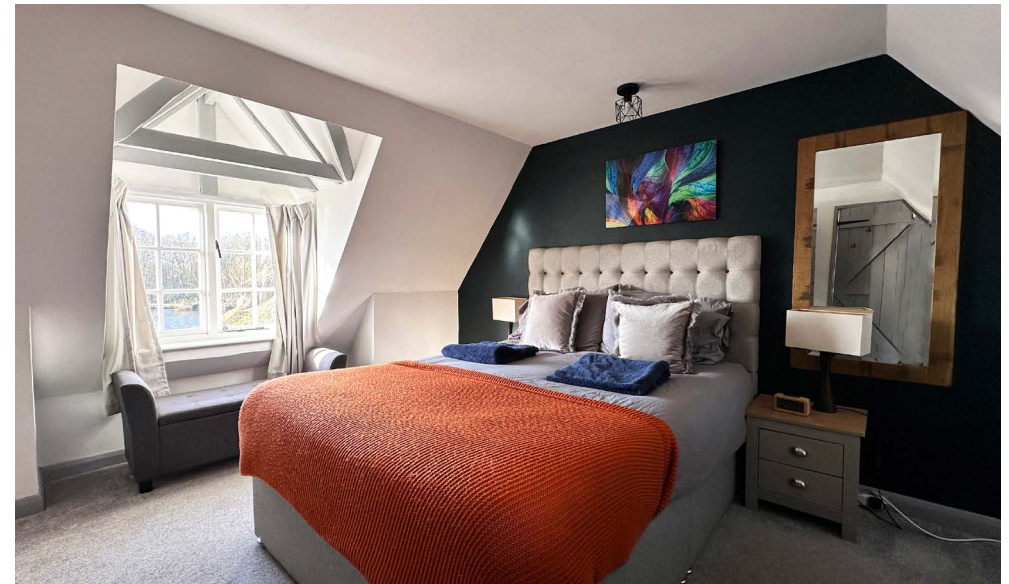
Horning exudes a traditional village charm, with its thatched cottages, historic architecture, and welcoming community spirit. You'll find local shops, cozy cafes, and friendly pubs. The village maintains a close-knit feel while providing convenient access to essential amenities.



THE OPPORTUNITY

A rare and exciting opportunity to own a piece of history in the ever popular location of the Norfolk Broads. Previously run as tea rooms, a bistro and a take-away, this business is versatile and would suit an experienced operator with a proven concept. With the addition of a gift shop, generating £7,200 per annum on a separate lease and the holiday let, this business has the potential to grow within all three of these revenue streams.

The current owners have not worked in the business for several years and are looking for a retirement sale.



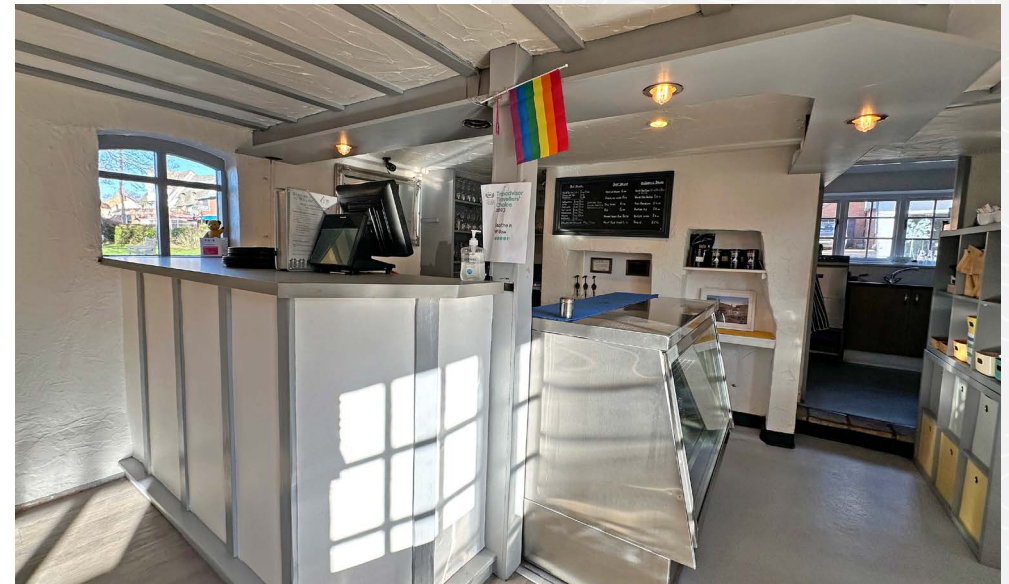
INTERNAL DETAILS

The ground floor trade area briefly comprises:

- Restaurant (30)
- Snug (12)
- Commercial kitchen
- Customer toilets

there is access to the holiday cottage via the rear river view garden, with the living room and one bedroom on the first floor.

The first floor owners accommodation is accessed via the restaurant, and comprises of a one bedroom flat, fitted with kitchenette and bathroom.



EXTERNAL DETAILS

There is an extensive trade patio to the front of the building with space for 50 covers. In addition, there is a private garden to the rear, with private and public parking to the front.

OWNERS ACCOMMODATION

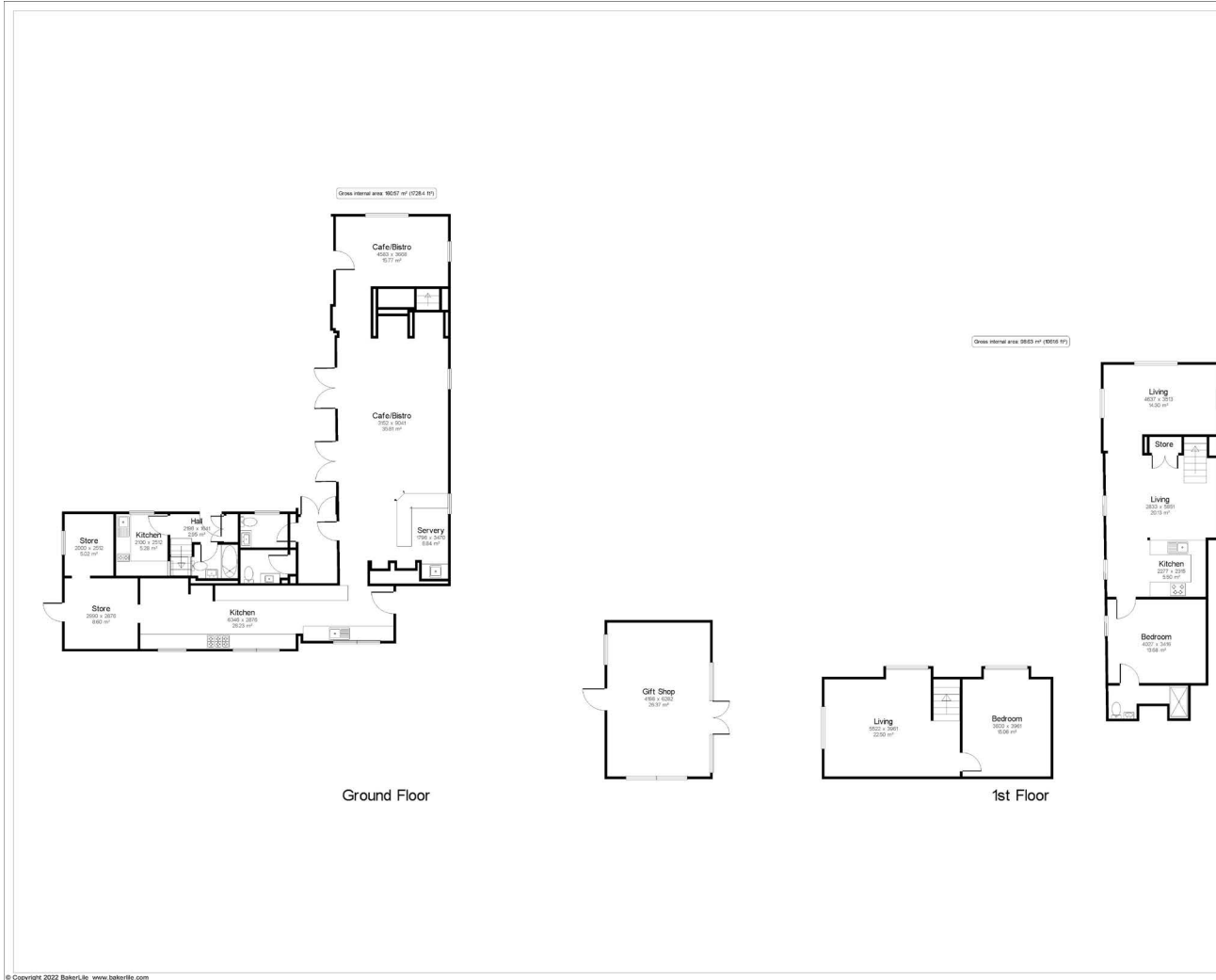
On the first floor of the main building, there is a spacious one-bedroom accommodation.

FIXTURES AND FITTINGS

All fixtures and fittings are owned outright and will be included in the sale. An inventory will be provided once a deal is agreed.



FLOOR PLAN



BakerLife Compliance

National Commercial Property Compliance & Marketing

Energy Performance Certificates (EPCs)
Professional Property Photography
Land Registry Compliant Lease Plans
Measured Surveys (CAD Drawings)
Property Floor Plans
Detailed Property Photography
Asbestos Management Reports
Fire Risk Assessment Reports
Drone Photography

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DO NOT SCALE THIS DRAWING

Drawing No: 8888-20-JNL-20

Drawing Title: Floor Plan

Drawing Date: 2022

Drawing Size: @A1

BakerLife
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Project
Floor Plans

Staithe & Willow Tea Rooms,
16 Staithe Close
Lower Street
Hornby, Norwich
NR12 6AA



OTHER INFORMATION

TRADING INFORMATION

The property has been leased for the last few years and is now closed, so there are no accounts available. The previous tenants ran the business as their own and achieved great feedback which can be found on the tripadvisor page.

TRADING HOURS

The business closed in January 2024 on a previous lease that has now expired.

BUSINESS RATES

The current rateable value as of 1 April 2023 is £8,300.

TENANCY

A separate lease for the gift shop will be assigned as part of the sale.

REGULATORY

Premises licence.

TENURE

Freehold.

VIEWING & CONTACT

No direct approach may be made to the business. For an appointment to view, or for further information, please contact::



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CONDITIONS OF THESE PARTICULARS

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 came into force on 26 June 2017. This now requires us to conduct due diligence on property purchasers. Once an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residence.

