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# The Stag

3 Lower Street, Salhouse, Norfolk, NR13 6RW

Asking price: Freehold £899,000




## OPPORTUNITY HIGHLIGHTS

- Detached pub on Norfolk Broads
- Recently renovated to an exceptional standard
- Four luxury double en suite letting rooms
- Extensive trade areas totalling c. 75 covers
- Large trade garden to rear c. 150 covers
- Customer car-park for c. 20 vehicles



# LOCATION

 3 Lower Street, Salhouse, Norfolk, NR13 6RW

Located just outside the Broadland village of Salhouse, the premises sits in a prominent position facing onto Lower Street and the corner of Bell Lane. Just 20 minutes (6.5 miles) from Norwich City via the A127, this idyllic village on the broads is easily accessible for residents and holiday makers.

The Stag Public House lies within easy distance of a shop, a café, a garden centre, its very own broad (Salhouse Broad), and a train station (the Bittern Line) serving nearby Norwich and Wroxham.

Salhouse provides plenty to do with attractions for walkers, cyclists, boaters and camping sites all within the local area.



## THE OPPORTUNITY

The current owners took on The Stag (formerly The Bell) as a project alongside their other local businesses. They invested significantly in its refurbishment, which is evident in both the exterior and interior appearance, as well as the attention to detail in all aspects throughout the pub.

With a balanced focus on both food and beverages, the pub has seen remarkable growth in popularity and turnover since it began operating as The Stag.

In just 12 months of trading, The Stag achieved a turnover exceeding £749,000 for the 2023/2024 period. This opportunity is ideal for an experienced owner-operator local to the area who wants to continue this growth with minimal initial costs. The pub could also be a great fit for a small group with local experience and accommodation offerings.

### DESCRIPTION

Acquired 18 months ago by the current owners, The Stag has been fully refurbished. This includes a new ground floor layout, a brand new fitted commercial kitchen, an open-plan pizza servery, and four luxury letting rooms on the first floor.

The property also boasts a large trade garden at the rear and ample customer parking at the front.





## INTERNAL DETAILS

The Stag briefly comprises:

- Main entrance into restaurant area and main single bar servery
- Open brick fireplace with woodburning stove
- Access to customer toilets inc. accessible facilities
- Open plan pizza oven and servery
- Access to rear restaurant with fitted and loose seating for a further 20 covers or private dining area
- Doors to covered terrace dining and BBQ area
- Ground floor Cellar
- Fully fitted commercial kitchen with prep area and external storage in outbuildings
- Access to first floor rooms from rear of bar



## OTHER INFORMATION

### FIXTURES & FITTINGS

Fixtures and fittings to be included in the sale - a full inventory will be made available upon agreeing a sale.

### LETTING ACCOMMODATION

First floor can be accessed from the side entrance as well as the bar area and comprises:

Four double letting rooms all with luxury en suite shower rooms finished to a high standard, including Wifi access and tea & coffee making facilities.

### EXTERNAL DETAILS

Well maintained rear trade area accessed from the rear restaurant and to the side of the pub. Includes terrace dining and a further lawn area offering a potential 150 additional covers.

Customer car parking for c.20 cars to the front of the property.





## TRADING INFORMATION

Available once a viewing has taken place.

### TRADING HOURS

The stag currently opens and operates seven days a week. Instagram: @the\_stag\_salhouse

### TENURE

Freehold

### BUSINESS RATES

The rateable value as of April 2023 is £5,650

### REGULATORY

Premises license.

### STAFF

Staff are protected under TUPE, and a full list of employees can be provided.







# FLOOR PLAN



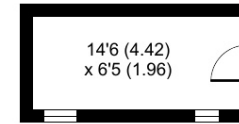
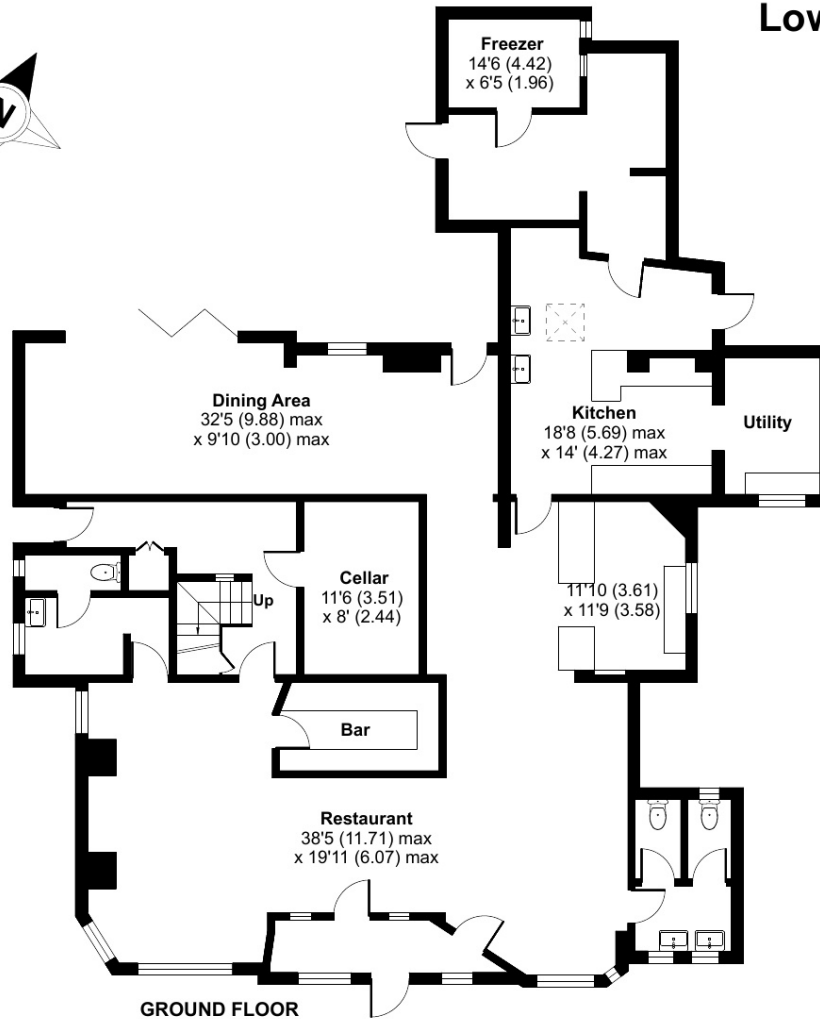
## Lower Street, Salhouse, Norwich, NR13

Approximate Area = 3355 sq ft / 311.6 sq m

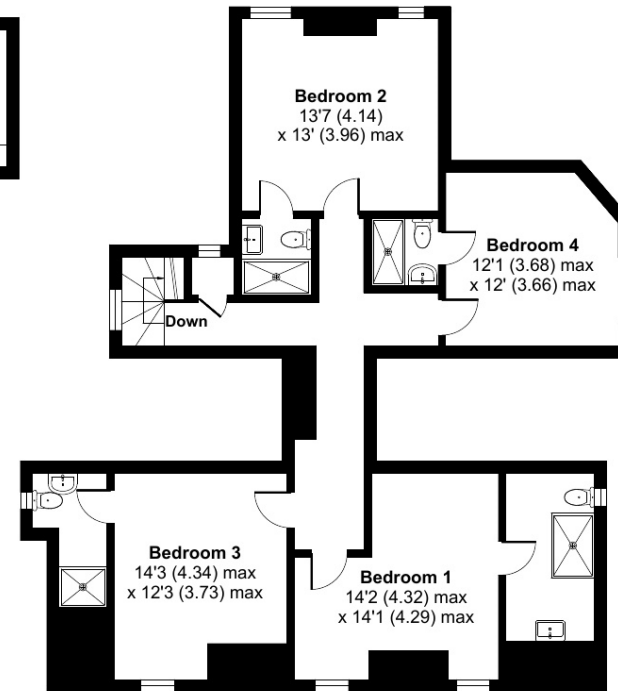
Outbuilding = 94 sq ft / 8.7 sq m

Total = 3449 sq ft / 320.4 sq m

For identification only - Not to scale



**OUTBUILDING**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nichecom 2024. Produced for Christie Owen & Davies Plc. REF: 1153247



# CONTACTS

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



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