



The Greyhound

Ref: 1456947

The Street, Tibenham, Norwich, Norfolk, NR16 1PZ

Leasehold: Nil Premium, Annual Rent: £40,000 / 10% of turnover

Leasehold pub with stable letting suites

Fully refurbished pub & restaurant (c.120)

2.5 acres with planning for 7 lodges

Two-bedroom staff accommodation

Two one-bedroom letting suites

Free of tie lease with private landlord. GIA 323 sq m (3,480sq ft). EPC: C



Description

Built in circa 1710, The Greyhound is steeped in history relating back to the former RAF Tibenham, where the pub was a hub for meetings during the Second World War.

A detached, two storey brick built building with additional single storey extensions and separate outbuildings. The Greyhound has been purchased by the current owner and extensionally refurbished to an exceptional standard in readiness for a new tenant, with the opportunity to work together inputting the final fixtures and fittings to suit their own concept.

The Opportunity

This is a unique opportunity for an experienced and enthusiastic operator to come into an exceptionally well presented pub, steeped in history that needs little in-going set up costs. They have the opportunity to run alongside the luxury lodges with a negotiable stepped rent and to work together with an experienced, private commercial landlord.



Location

Located in the village of Tibenham, the Depwade district of south Norfolk, The Greyhound sits on The Street, centrally positioned in the village as the only public house. With unopposed views of the countryside and set on approximately 2.5 acres of land, The Greyhound is also close by to RAF Tibenham.

The airfield and Royal Air Force station is located 13.5 miles (21.7 km) south west of Norwich and 5.8 miles (9.3 km) north of Diss, Norfolk. The site was controlled at various times by the Royal Flying Corps, the United States Army Air Forces and the Royal Air Force. It was used between 1916 and 1920 and between 1942 and 1959.

Tibenham is easily accessed by bus and car via the A140 from Norwich. The village sits between Long Stratton and Diss, making it a popular destination for locals, walkers and tourists.

Internal Details

The ground floor briefly comprises; * lounge bar (20) * main public bar (20) * restaurant (80) with doors to rear trade terrace (100) and lawned rear garden * trade kitchen * customer toilets.

Fixtures & Fittings

Please note that the kitchen and bar have been refurbished to a shell, with the opportunity for the new tenants to have an input in the layout and equipment required for their own business. The landlord is keen to start this venture by working together with any new purchaser to make the property work for them.

Owner's Accommodation

Accessed via the ground floor of the pub, the staff accommodation comprises of two bedrooms, lounge/kitchen and bathroom, fitted with brand new suites and carpets.





Letting Accommodation

The existing single storey stables directly opposite the entrance of the main pub have been converted into two one-bedroom letting suites. This building also has the laundry room and plant room.

Trading Information

No existing trading accounts.

External Details

Set in 2.5 acres, the landlord has planning permission to install seven luxury, self contained lodges that will be run by the landlord themselves. This will provide a direct income stream to the pub, especially in peak seasons. The remaining land has space for a large marquee for events/weddings, a lawned trade garden and paved terrace (100) to the rear of the restaurant and a paved terrace to the front of the main building (40), ideal for a pop-up food station and drinkers.

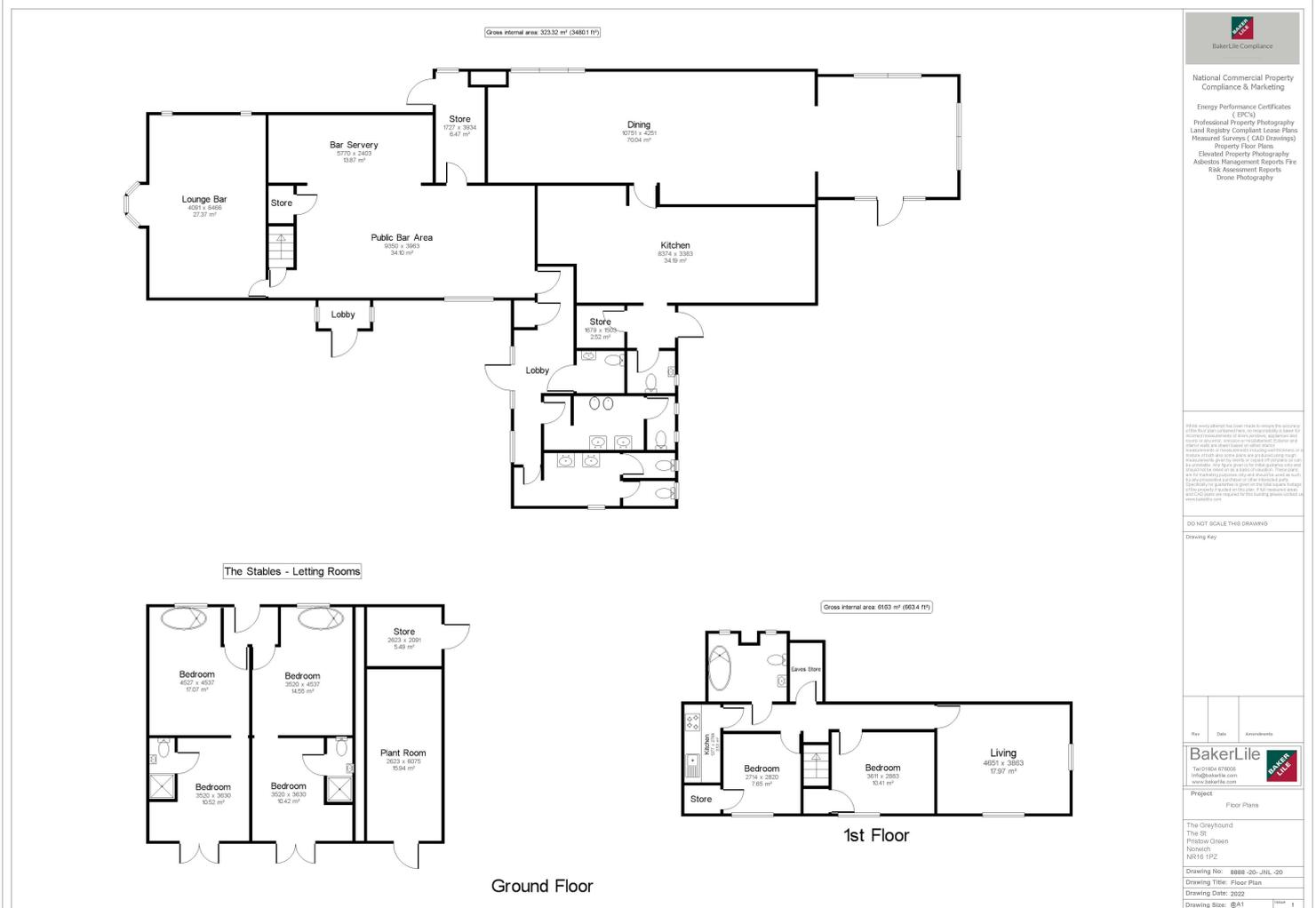
The land provides parking for 40+ vehicles.

Tenure

Leasehold. New fully repairing and insuring lease available. Terms negotiable.

Regulatory

Premises licence.





Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

Liana Gatier

Business Agent - (South - Pubs and Restaurants)

M:+44 7546 698 683

E:liana.gatier@christie.com

Winchester



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