



**Donato's, The Street, Marham, King's Lynn, PE33  
9JN**

**welcome to**

**Donato's, The Street, Marham, King's Lynn**

A rare opportunity to purchase this well-established business, located in the highly-regarded village of Marham - and with the availability to rent the well presented two bedroom flat above, if required! Benefitting from off-road parking for customers and staff, ample shop and kitchen space & more!



Located within the sought-after village of Marham is Donato's Pizza & Kebab House, offered for sale as a wonderful business opportunity, with a new lease and terms to be arranged at the point of sale.

The premises offers a great sized shop floor with all fixtures and fittings in place, as the business has been running successfully for in excess of 20 years. There is also a kitchen/preparation room with all freezers and fridges required, together with a generously sized store room with further freezers and a staff cloakroom w.c. Outside, there is off-road parking for multiple customers, together with side and rear off-road parking for staff. The property also boasts UPVC double glazed windows.

Donato's currently offers a takeaway service including pizzas, kebabs, burgers and more, and currently do not offer a delivery service, so the business could be expanded to provide longer opening hours and deliveries.

If required, the vendors are offering the first floor flat to the new owners to rent at a cost of £160.00 per week.

Please contact us today for further information or to arrange a viewing. Viewings are strictly by appointment only.

Internal viewing is highly recommended to fully appreciate the opportunity and potential offered for sale!

### **Accommodation:**

UPVC part glazed external entrance door opening to:

### **Shop Floor & Service Area**

20' 6" x 12' 4" ( 6.25m x 3.76m )

Stainless steel service counter, double pizza oven, open grill, two fryers, kebab grills, two drink fridges, ice-cream freezer, under-counter fridge-freezer, extractor fan, air conditioning unit, part tiled walls, CCTV system, UPVC double glazed windows to the front and both side aspects, door opening to:

### **Kitchen / Prep Room**

15' x 13' ( 4.57m x 3.96m )

Stainless steel work surfaces, fitted shelving, pot wash sink and drainer, hand wash basin, chest freezer, two fridges, double doors opening to the rear aspect, door opening to:

### **Store Room**

15' x 6' 7" ( 4.57m x 2.01m )

Fitted shelving and work bench, two chest freezers, upright fridge, UPVC double glazed window to the side aspect.

### **Cloakroom W.C**

Low level w.c.

### **Outside**

To the front of the property, there is ample customer off-road parking. To the side and rear of the property, there is staff off-road parking available.

### **Location**

The popular village of Marham sits approximately halfway between the market towns of Swaffham and Downham Market and is well-known for its RAF connections and airfield. The village offers a shop, primary school, doctor's surgery, pizza, Indian and Chinese take-aways, and a Naffi convenience store. There is also a church, bowls club and the village is on a regular bus route. A broader range of amenities are available in nearby Swaffham, including supermarkets and more independent stores, sport and leisure facilities, secondary school and a thriving Saturday market. There are direct train links to Cambridge and London Kings Cross from nearby Downham Market.

### **Agents Note**

We understand that there is an annual ground rent of £20,800 (£400.00 per week) payable. Further details of this can be obtained from the vendors solicitor at the time of purchase.



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## **Donato's, The Street, Marham, King's Lynn**

- Extremely popular takeaway business for sale
- 2 bedroom flat above available for rent
- Off-road parking available for customers & staff
- Well-established business in popular village location
- 5-star food hygiene rating
- 4.8-star Google review rating
- UPVC double glazed windows

Tenure: Leasehold EPC Rating: D

# £49,995



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This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



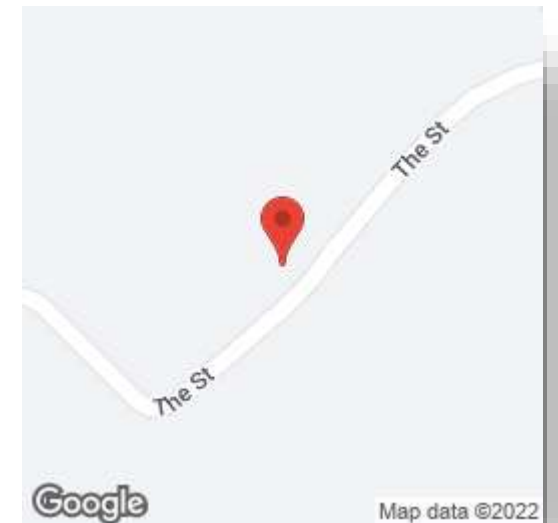
Property Ref:  
SFM108405 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.

### **directions to this property:**

From the William H Brown Swaffham office, take Lynn Road out of town and join the A47 in the direction of King's Lynn. Follow this road to the round-a-bout and take the first exit in the direction of Downham Market. After approximately four miles, take the right turn, signposted 'Narborough' and 'RAF Marham'. Take the next left hand turn, signposted 'Marham'. Proceed along Marham Road and into the village along 'The Street'. Donato's will be found on the right hand side.



Please note the marker reflects the postcode not the actual property



**william h brown**



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