



Fakenham Superbowl, Bridge Street, FAKENHAM. NR21 9AX.

Price on application
Freehold

An exceptional opportunity to acquire a well established, modern, purpose built **Entertainment Centre** extending to about 12,000 sq ft (1115 sq m) standing on a site extending to about ¼ acre (stms)

Located close to the Centre of Fakenham Market Town and the picturesque River Wensum, in the heart of North Norfolk.

City of Norwich	25 miles
Kings Lynn	22 miles
North Norfolk Coast	10 miles

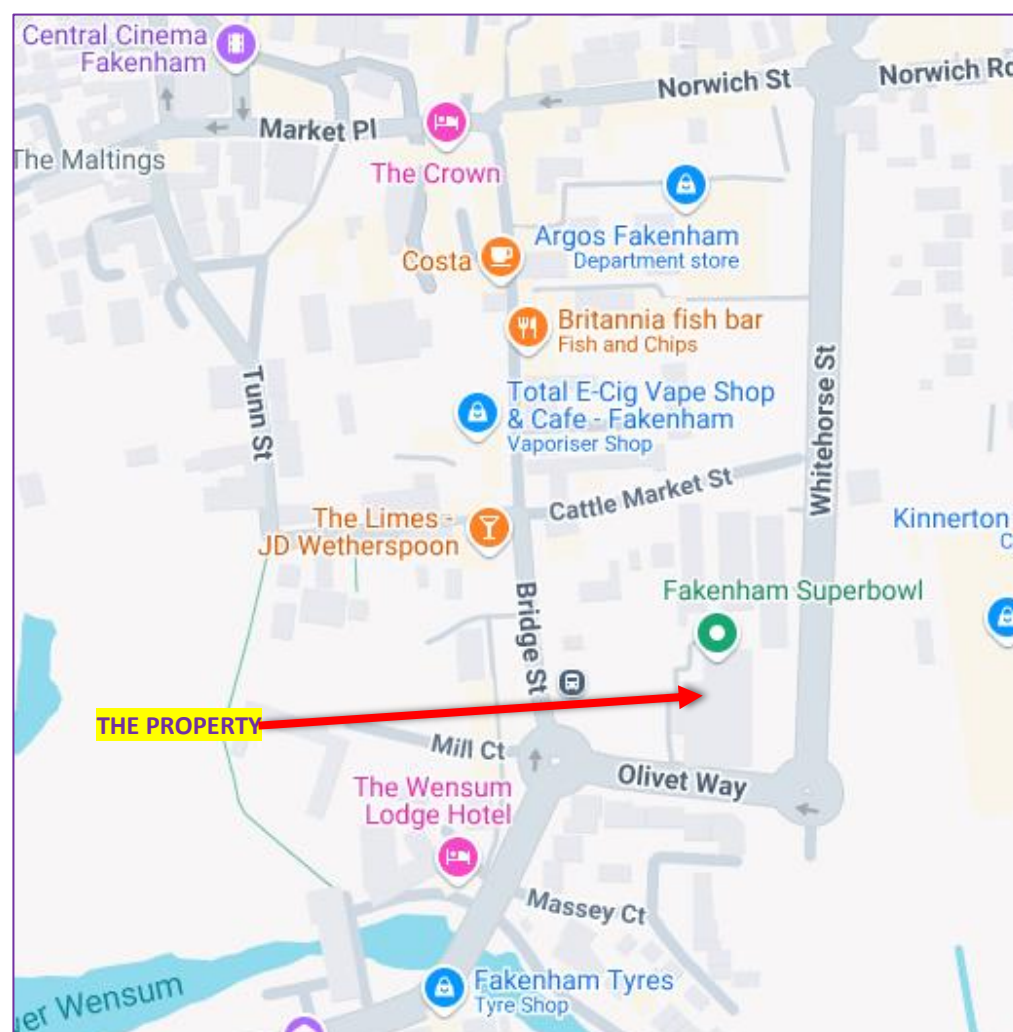
The Venue offers the following facilities;

- 6 lane 10 pin bowling alley
- Fully licensed bar and Restaurant area
- Escape Rooms & Arcade Zone
- Lounge area & Function Room
- "Mega Fun" a 3 level Children's soft play area
- Takeaway kitchen & Served
- Gas fired Heating & double glazing
- Large enclosed Customer Car Park

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

Directions: From the Town Centre take Bridge Street, and The Superbowl is on the left, just before the mini-roundabout.

Location: Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



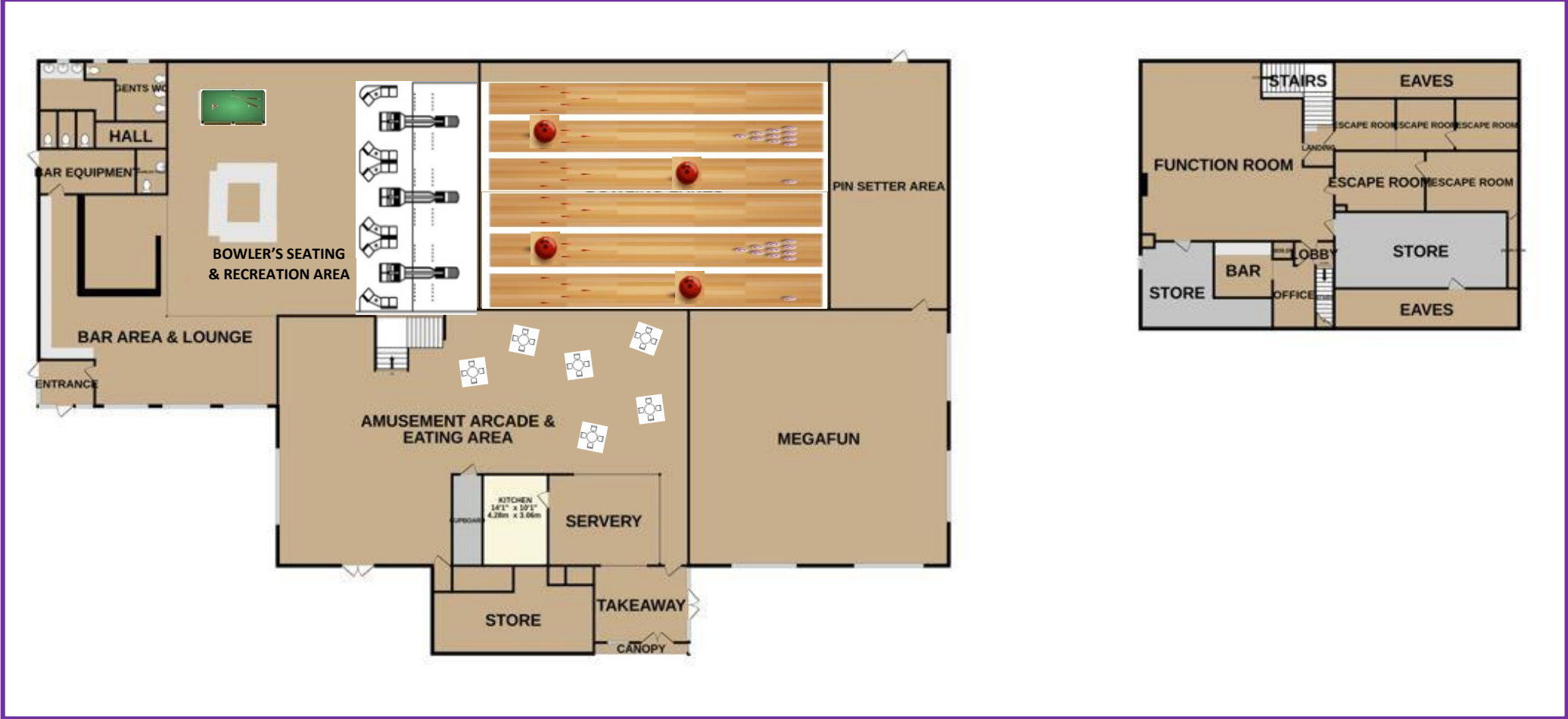
To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

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The Premises comprise;

On the Ground Floor:

Enclosed Entrance:

Bar Area & Lounge: Measuring approximately 68'0" x 55'0", (max overall), and including a fully licenced Bar Area, fitted and loose seating, (including leather armchairs), pool table, arcade machine, bowling shoe counter, player's seating and bowling ball return systems with computerised score monitors.

6 Ten Pin Bowling Lanes: with side access.

Hallway to Gents', Ladies and Disabled Toilet facilities.

Amusement Arcade Area (with ramped and stepped access from Lounge Area), leading through to **Eating/Restaurant Area**, measuring approximately 56'0" x 38'6", (max overall). Within this area are a number of arcade machines, tables and chairs (about 66 covers), and a **Fully Equipped Kitchen and Servery**.

Off the Servery is a **Takeaway Area 14'7" x 11'10"**, with 2 sets of double doors to outside, and door to;

Store/Freezer room: 24'10" x 13'6" (max), with lobby to Cloakroom.

At the end of the Restaurant Area access leads to;

"Mega Fun" - a 3 level Children's soft play area; 40'0" x 40'0". A door leads to

Pin Sitter Area: 40'0" x 18'6", with bowling equipment, fire door to outside, and door to side access to bowling lanes.

On the First Floor:

A small Landing: leads to

Function Room: 30'0" x 22'0", (max), with **Bar Area**, and **Storeroom, 13'5" x 11'3"**.

A **Lobby** leads to an **Office**, with access to the Bar.

Approached off the Landing and Function Room are the **Escape Rooms, 26'7" x 11'9"**, **15'5" x 9'5"**, **14'5" x 9'5"**, **9'6" x 8'1"**, **8'3" x 8'1"**, and **9'10" x 8'1"**. Further rooms and eaves storage areas are accessed from some of these rooms.

Outside: To the front of the premises is a large, tarmacadam **customer car park**, enclosed by mesh security fencing, and approached from the road by a pair of metal security gates.

Services: All mains services are connected to the property.

District Authority: North Norfolk District Council. Tel: (01263) 513811.
Rateable Value: £45,500

CEPC: D

