

Freehold Opportunity

£595,000

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RESTAURANT
The Willow House
Freehouse
Hotel

THE WILLOW HOUSE

Beautiful 16th century public house with 7-room bed and breakfast, restaurant and private living accommodation in fantastic location.

Watton, Norfolk.

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**PAUL
HUBBARD**
COMMERCIAL



INVESTMENT SUMMARY

- 1.** Successful and well-loved local business with fantastic opportunity to grow and increase revenue.
- 2.** 16th century, Grade 2 listed public house with beautiful new thatched roof, two bars, restaurant, private owners accommodation and 7 separate B&B rooms with individual en-suites.
- 3.** Can provide up to 40 covers in the dining room, 10 in one of the bars and 16 in the other. Marquee with up to 60 covers available upon separate negotiation.
- 4.** Spacious private living accommodation with 4 bedrooms, which could be partially converted to holiday lets/B&B rooms for additional income.
- 5.** Benefits from a fantastic local reputation and excellent positioning in Watton town centre.



DESCRIPTION



A fantastic opportunity has arisen to purchase a well-established, locally renowned and highly successful public house in Watton.

The property is a stunning 16th century, grade 2 listed public house which also includes a successful restaurant and Bed and Breakfast, with 7 separate rooms and potential for more subject to planning permission.

The current owner has run the business for over 18 years and is ready to pursue new opportunities, so is keen to pass the property on to someone hungry and motivated to continue to grow the business, and build on the success which they have experienced over the best part of two decades.

The pub is very popular among both locals and people who are new to the area, whether they are on a business trip, visiting friends or family or simply passing through. It is decorated in a very stylish yet traditional way, with beautiful exposed beams and large fireplaces throughout, offering a glimpse of what the property would have been like centuries ago when it was built.

There are two separate bar areas offering a range of local ales, premium lagers, wines and spirits, and plenty of tables for those who are looking to sample the bar menu!

The restaurant area is to the right of the main bar and although the building itself was built slightly later, the decoration and interior is very in keeping with the rest of the pub, maintaining its traditional and cosy feel throughout. From the restaurant you are able to access the kitchen, as well as an exit which leads you to the newly added marquee.

The B&B rooms sit at the rear of the property and offer clean, bright and modern facilities which are perfect for both short and longer term stays. Rooms are accessible by a lock box and the customers are given a code before their arrival. Customers are offered a "DIY" continental breakfast as part of the room costs, however they are able to order a full English breakfast in advance for an extra £0. Room prices range from £5 per night for a single, up to £00 per night for a family room, and all rooms include a TV, Wi-Fi, tea and coffee making facilities, an iron and ironing board and other essentials. On the roof of the letting rooms there is an array of 13kw photovoltaic solar panels. These have been installed since 2014 and generate an income of .13p per kw of energy that is produced for 25 years, so there is another 16 years of income there for the new owner.

To the front of the property is currently a marquee which can seat up to 60 people. This has been used for a variety of functions since it was erected 2 years ago, and would be available upon separate negotiation should the new owner be interested in keeping it. If not, this will open the car park up to provide an additional 4 spaces, and allow customers to have more space at the front of the pub for more seating etc.

Accounts information can be made available upon request.



THE WILLOW HOUSE, WATTON, NORFOLK.

Property Description:

THE PUB: The pub is traditionally decorated throughout with exposed beams, low ceilings, wood flooring and art work reminding customers of the pub's rich and interesting history. There are two separate bars with a range of real ales, premium lagers, wines and spirits available, as well as a large amount of seating so guests can sit down, relax and enjoy something from the highly appealing and varied menu. There is access to a WC immediately next to the bar, as well as the male and female facilities at the back of the second bar area.

THE RESTAURANT: The restaurant has similar decor to the rest of the pub and includes a beautiful original cast iron fireplace, and seating for up to 40 diners to enjoy lunch or dinner. To the rear of the restaurant is currently a storage area, however this could be used for additional seating for 10-12 customers if required. From the restaurant you can access the main bar and kitchen.

The kitchen includes a range of stainless steel work surfaces, commercial cooking equipment, storage space, walk in fridge, separate pre area and is spacious enough to allow all members of staff to operate freely during even the busiest periods.

THE PRIVATE ACCOMMODATION: The first floor of the property offers spacious living accommodation, including 3/4 bedrooms, a large lounge area, a smaller lounge or office space, 2x bathrooms and a shower room. This space has huge potential to either be a large, comfortable living space for the owners, or could also be separated into two flats or holiday lets, adding to the potential revenue of the business.

THE BED AND BREAKFAST: To the rear of the property are 7 individual rooms with en-suites, ranging from single to family and catering to tourists, people on business or simply customers needing a place to

stay for the night! Rooms range from £5 to £105 depending on the size and all have a "DIY" continental breakfast included, meaning the guests are provided with all the essential items needed to make their own breakfast whenever they choose to. If guests prefer to have a full English cooked by the chef, this can be pre-ordered for an additional £10. Each room has a coded lock-box, meaning they can come and go when they please, and all rooms included free Wi-Fi, a flat screen TV, fridge, tea and coffee making facilities, an iron and ironing board and are cleaned daily.

THE MARQUEE: The current owner installed the marquee at the front of the property shortly after COVID-19 restrictions were brought into place, and since then it's become a great source of additional revenue as well as a hit with the customers. The space can cater for up to 60 guests so is perfect for private functions such as weddings, birthdays, parties etc. It is stylishly decorated, heated and can open up in the summer to allow a breeze to run through, keeping the customers and their drinks nice and cool!

EXTERIOR: The car park has capacity for 15 to 20 cars, however if the marquee was removed this would open up at least 4 additional spaces, as well as enabling the new owner to increase the "beer garden" with more tables and a grass area. There is a range of seating to the front of the pub so customers can enjoy the weather during the summer months, as well as a separate smoking area.

To the rear of the property there is a standalone storage unit which currently houses drinks stock, however there is potential for this to be extended or replaced depending on the new owners requirements.





RATES

Current rateable value

£17,500*

* This figure is currently under review.

For information on potential business rates relief or reductions, please contact Breakland Council directly.



LOCATION

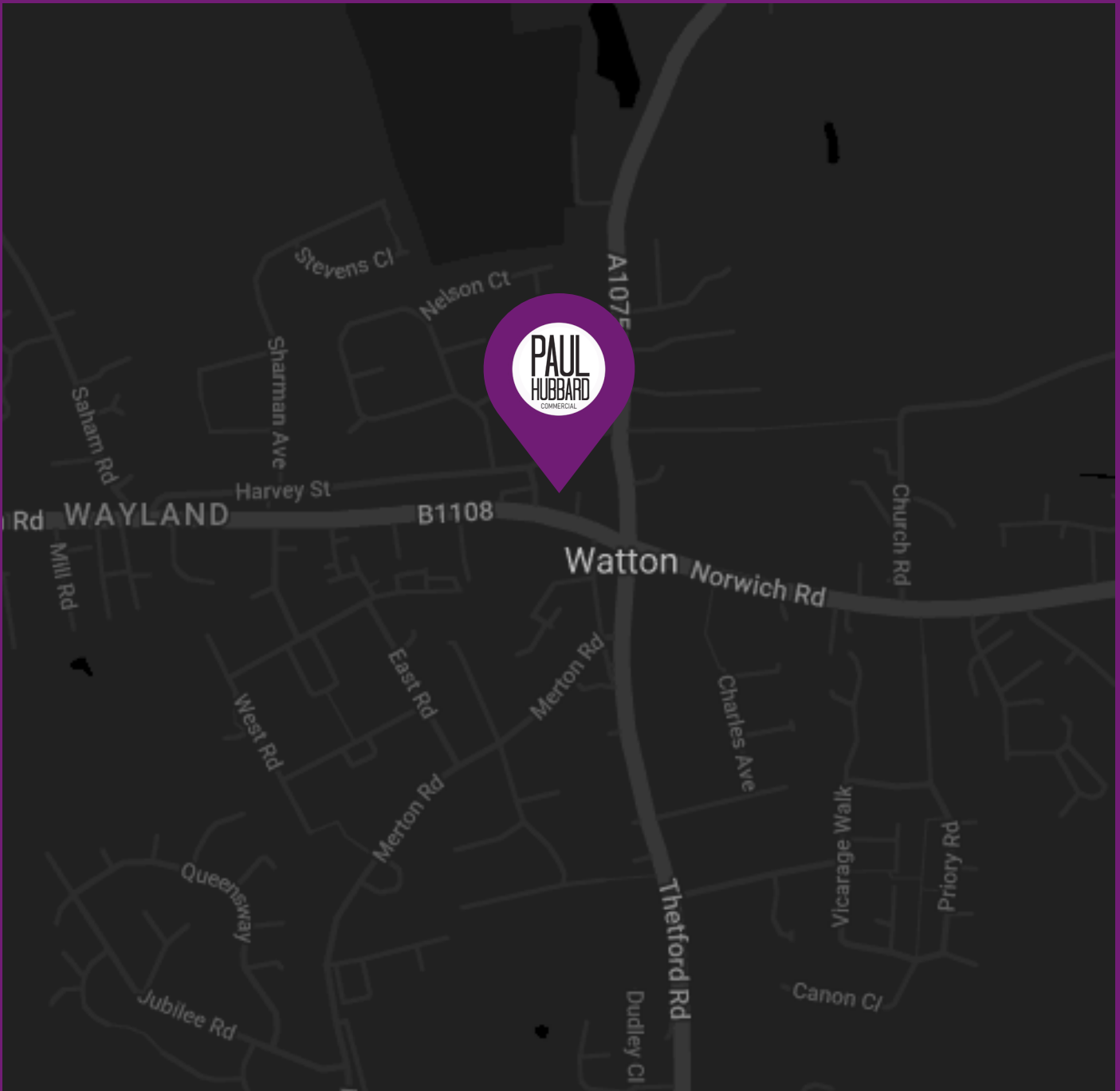


The Willow House, 2-4 High Street, Watton, Norfolk, IP25 6AG

Watton is a Norfolk market town that is 20 miles west of Norwich and 45 miles west of Great Yarmouth and is the smallest of Breckland's five towns. The Parish Church of St Mary dates from the 12th Century and has a Norman tower with an octagonal belfry. Watton also has a Methodist Church situated in the High Street and both have regular services.

In the High Street there is an unusual clock tower, which dates from 1679 AD. This was erected after a fire destroyed much of the town in 1674, reputedly so that its bells could warn townsfolk should such a disaster strike again. On the town sign are the two 'babes' from the popular fairy-tale. It is said that the nearby Wayland Wood is where the two 'babes in the wood' unfortunately met their fate. The hare (wat) and barrel (tun) also feature on the town sign showing the derivation of the town name.

Watton has a thriving community with a bustling high street where you can purchase the locally made 'Wayland Sausage' and 'Wayland Bap'. Wednesday is market day with an additional farmers' market held on the first Saturday of every month.



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CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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