

Freehold Opportunity

£450,000

Leasehold terms also available

[www.paulhubbardonline.com/commercial](http://www.paulhubbardonline.com/commercial)



## THE BARKING SMACK

Spacious, traditional and highly popular seaside public house with beer garden, commercial kitchen, dining area, substantial owner's first floor living accommodation and separate 1x bedroom rear flat.

The property enjoys excellent position on Great Yarmouth's "Golden Mile", with sea views and surrounded by sea-front attractions.

Great Yarmouth, Norfolk.

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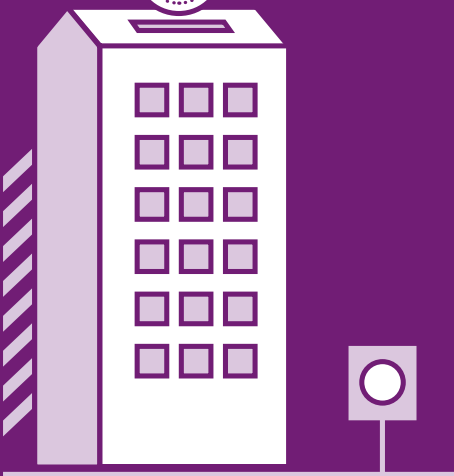
**PAUL  
HUBBARD**  
COMMERCIAL





# INVESTMENT SUMMARY

- 1.** Fantastic opportunity to take over a perfectly located pub which is popular with tourists and locals.
- 2.** Situated in the heart of Great Yarmouth's bustling tourist area, close to the world famous Hippodrome. The property enjoys excellent position on the Marine Parade - Great Yarmouth's "Golden Mile", with fantastic sea views and surrounded by seafront attractions.
- 3.** Grade II listed building steeped in local history, with beautiful original features throughout.
- 4.** Spacious owner's first floor living accommodation above the pub with 4 bedrooms.
- 5.** Separate 1x bedroom rear flat.
- 6.** The property enjoys sea views and has quick access to the centre of town.
- 7.** Large popular beer garden located on the seafront, with space for approximately 50+ people looking out to Great Yarmouth's famous Golden Mile.



# DESCRIPTION

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Paul Hubbard Commercial are delighted to present a highly popular, long established, Grade II listed seaside public house, of which the freehold is available to purchase. Leasehold terms are also available.

Situated on Great Yarmouth's famous Golden Mile, The Barking Smack has been serving a superb array of ales and lagers to thirsty customers for decades. The building itself is steeped in history dating back to the 1800s. It is named after the famous Short Blue fishing fleet (the largest in the world at the time) that moved from Barking to Gorleston in the 19th Century.

Today the property is a popular pub with both locals and tourists due to its ideal location in the heart of Great Yarmouth's Marine Parade.

The property includes a large bar and dining area, spacious beer garden looking out towards the beach, a commercial kitchen, a large cellar, a spacious 4x bedroom private owner's first floor living accommodation directly above the pub, as well as a separate 1x bedroom flat to the rear of the property.

The property is now available to purchase, at an asking price of £450,000 for the freehold of the public house. The beer garden is currently leased from Great Yarmouth Borough Council for £5150 per annum. In the event of a sale of the freehold of the public house, the beer garden lease would be passed on to the purchaser of the freehold of the public house.

The freehold price includes the pub, owner's first floor living accommodation and the separate rear flat.

Lease terms for a full repair and insuring lease are also available at a premium of £10,000, and an annual rent of £29,150. The leasehold price includes the pub, owner's first floor living accommodation and does not include the separate rear flat. The separate rear flat will not be included in a leasehold sale. (Details of lease terms available on request.)





# THE BARKING SMACK GREAT YARMOUTH

## Property Description:

### THE PUB:

Upon entering the pub from the main entrance, you are presented with an elegant wooden bar with a variety of drinks on tap. There are beautiful wooden floor boards throughout, with various different seating areas and large windows looking out towards the beach and sea views.

Behind the bar there is a room/area which is used for storage and to access the cellar.

Further back are more areas for seating, access to the male and female toilets, and the pub then opens up into a cosy dining area which can seat approximately 25-30 diners. There is then access to the commercial kitchen from the dining area, and a fire exit at the rear of the property.

The ground floor measures approximately in excess of 2400sq ft.

### CELLAR:

The cellar is incredibly spacious, measuring approximately 600+ sq ft in total, with vast space for storage of kegs and bottles,

### EXTERNAL:

To the front of the property is a hugely popular and spacious beer garden, with benches, tables and space for in excess of approximately 50 people. The beer garden looks out on to Marine Parade, where customers can enjoy beautiful views out to sea and watching holiday makers explore the town.







### **PRIVATE OWNERS LIVING ACCOMMODATION:**

Accessible directly from the pub, the owner's first floor living accommodation is incredibly spacious, comprising of a bathroom, kitchen area, 4x bedrooms (one of the bedrooms is currently being used as an office), living room and a dining room which could alternatively be used as an additional bedroom.

The two spacious rooms at the front of the property, which are the living room and dining room, have stunning views looking out to sea.

Towards the rear is the kitchen area, bathroom and storage cupboard.

### **SEPARATE 1X BEDROOM FLAT:**

Included in the sale of the freehold is a separate 1x bedroom rear flat, with separate off-street entrance located at the rear of the property.

This includes a large living room upon entry to the first floor, a spacious double bedroom with en-suite, and a kitchen off the living room.

Please note the separate 1x bedroom rear flat is only available as part of the freehold purchase of the public house. In the event of the public house being leased, the rear flat would remain in possession of the vendor. The rear flat will not be included in a leasehold sale.











# ADDITIONAL INFORMATION

## Fixtures, Fittings & Equipment

The fixtures, fittings and equipment owned by the vendor remaining in the property on the day of completion of the Freehold Sale are included in the Freehold sale only. All items owned by third parties such as cellar cooling equipment, branded items, duke box, gaming machines etc are not included in the sale. The vendors will not be required to remove any such third party owned items.

The fixtures, fittings and equipment owned by the vendor remaining in the property on the day of completion will not be included in a Leasehold sale. The premium is for the Grant of a Lease only. The fixtures, fittings and equipment will remain the property and ownership of the Landlord. They will remain at the property and be included in the lease but will remain the property and ownership of the Landlord. These will be included in the lease as landlord's fixtures and

fittings and leased to the leaseholder as part of the property. Also, any items owned by third parties such as cellar cooling equipment, branded items, duke box, gaming machines etc are also not included in the sale. The landlord will not be required to remove any such third party owned items. Details of Leasehold Terms are available upon request.

Not all the systems or equipment in the property has been tested by the vendor or the agent to ensure they are in working order.

No trade is warranted.

Stock at Valuation payable.

Credit checks & references, proof of funds and financial backing and satisfactory references from a current bank manager and accountant will also be required before solicitors are instructed.

## RATES

Current rateable value

**TBC**

**For information on potential business rates relief or reductions, please contact Great Yarmouth Borough Council.**



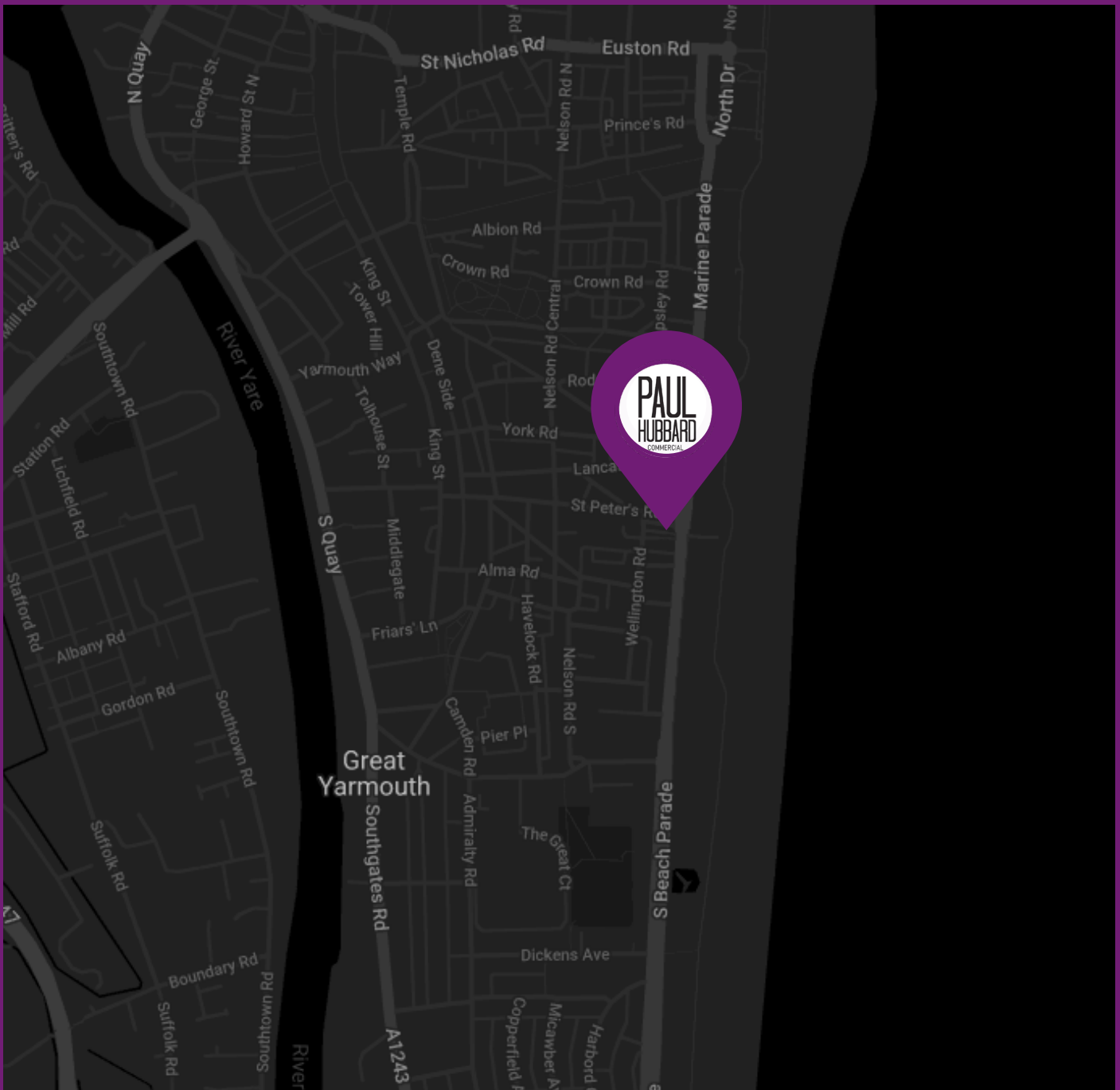


# LOCATION



## The Barking Smack Public House, Marine Parade, Great Yarmouth, NR30

Discover this delightful property situated in the sought-after town of Great Yarmouth, the UK's third most desirable seaside destination. With over 15 miles of sandy beaches and access to the highly coveted Norfolk Broads, this location is perfect for those seeking a coastal lifestyle. The town boasts a plethora of amenities, including excellent schools, supermarkets, shopping centres, pubs, restaurants, bars, cinema, swimming pool and theme parks, making it an ideal place to call home. With its own train and stations, Great Yarmouth offers easy access to the Cathedral City of Norwich, which is just a 30-minute drive away. Don't miss out on the chance to live in this fantastic location!





We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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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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