

Freehold Opportunity

£795,000

www.paulhubbardonline.com/commercial



VERNON ARMS

Beautiful, Grade II listed, traditional pub set in the Norfolk countryside, boasting a large beer garden, 3 dining rooms and private owner's accommodation, situated in an affluent village close to the North Norfolk coast.

Southrepps, Norfolk.

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PROPERTY SUMMARY



- 1.** Traditional country pub, trading since the 19th century, serving high quality food and popular local ales all year round.
- 2.** Property includes 3 separate dining areas and a bar area with up to 90 covers, private owner's accommodation, large beer garden, separate storage area and parking for 25+ vehicles.
- 3.** Currently generating in excess of £600,000 per annum, with potential to grow and diversify the business to increase turnover.
- 4.** Planning permission in place for 2x semi-detached holiday lets, as well as conversion of existing flat into a self-contained holiday let
- 5.** Accounts and other business information available upon request.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market this charming country pub, set on a large plot in a picturesque village in Norfolk.

Located in Southrepps, just a short distance to the North Norfolk coastline, Vernon Arms has operated successfully as a pub for well over a century, warmly welcoming locals as well as catering to the influx of holiday makers the area attracts year after year.

Situated on a large plot, approximately 0.5 acres, the property was originally made up of 3 cottages which over the years has been developed, extended and refurbished into the imposing building you see today.

After many successful years of running the business, the current owners are now looking to pursue other interests, and are seeking a buyer to take on an already flourishing establishment, who will continue to enjoy the success they have experienced over the past 20 years.

The pub has changed significantly over the years and now boasts 3 large dining rooms which can cater for up to 90 covers, as well as a spacious beer garden (65+ covers), a games area with pool table and darts, a fully equipped commercial kitchen, ground floor cellar and a large external storage area.

Above the pub is the private owner's accommodation, which is currently used as space for staff, an office and additional storage, so the business would be ideal for someone looking to live on site and manage the day to day running of the pub.

In addition to this, planning permission has been granted for the development of two semi-detached holiday lets to the rear of the property, as well as conversion of the existing flat into a holiday let, which presents more opportunities to diversify the income for the business and make the most of the busy tourism industry which benefits the area.



THE BUSINESS

SUMMARY:

- Purchased in 2009 by current owners, who have run the pub since 2005.
- 12 full time members of staff with 2-3 part time, remaining consistent throughout the year.
- Managed on a day-to-day basis by the current owner.
- Potential to develop holiday let plans to increase turnover and diversify income.
- Ideal location for events such as beer festivals, summer BBQs, birthdays etc.
- Suits a couple or partnership who would like to be hands on with the business, or a larger operator looking to bring in an experienced manager or management team.

REVIEWS:

4.6/5.0 Google Rating (700+ reviews)

4.5/5.0 Trip Advisor Rating (730+ reviews)

4.5/5.0 Facebook Rating (1,100+ followers)

REVENUE:

(Full accounts can be provided upon request)

OPENING HOURS:

Monday - Closed

Tuesday – 12pm - 11pm

Wednesday – 12pm - 11pm

Thursday – 12pm - 11pm

Friday – 12pm - 11pm

Saturday – 12pm - 11pm

Sunday – 12pm - 9pm



THE PROPERTY

The whole site measures approximately 0.5 acres.
Total floorspace including pub, flat and storage units
measures approximately 3884 sq ft (360.83sq m)

APPROXIMATE DIMENSIONS:

GROUND FLOOR TOTAL - 3028sq ft (281.37sqm)

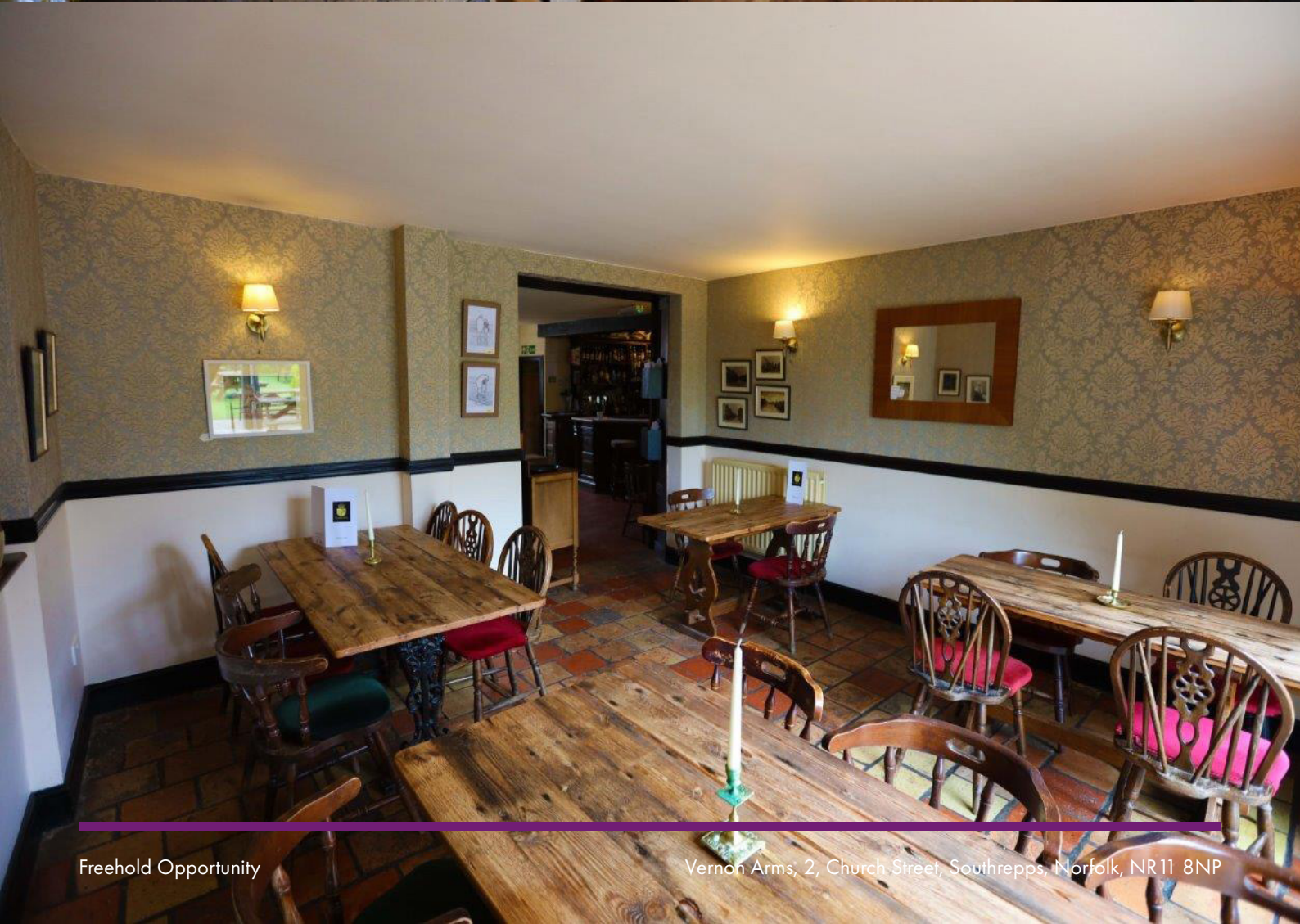
Main Bar Area - 14.61m x 5.32m
Dining Room 1 - 6.61m x 3.32m
Dining Room 2 - 5.92m x 4.05m
Dining Room 3 - 4.23m x 4.05m
Kitchen - 3.15m x 8.36m
Cellar - 3.31m x 6.49m
WC 1 - 2.11m x 1.56m
WC 2 - 2.11m x 3.17m
WC 3 - 1.51m x 2.84m
External Store 1 - 4.71m x 3.56m
External Store 2 - 4.71m x 3.56m

FIRST FLOOR TOTAL - 855sq ft (79.49sq m)

Kitchen - 3.53m x 4.22m
Storage 1 - 1.53m x 0.85m
Bathroom - 3.53m x 1.67m
Storage 2 - 2.42m x 3.33m
Hallway 1 - 2.42m x 2.06m
Hallway 2 - 4.15m x 2.06m
Office - 4.15m x 3.33m
Lounge/Staff Area - 4.20m x 5.40m

The property was originally 3 cottages which have been extended and refurbished over the years, bringing a charming blend of period features and modern fixtures and fittings throughout.

All planning applications and supporting documents can be found on the North Norfolk District Planning Portal: <https://idoxpa.north-norfolk.gov.uk/>













RATES

Rateable Value (1st April 2023 - present)

£46,000

**For guidance on business rates, please contact
North Norfolk Council for more information.**

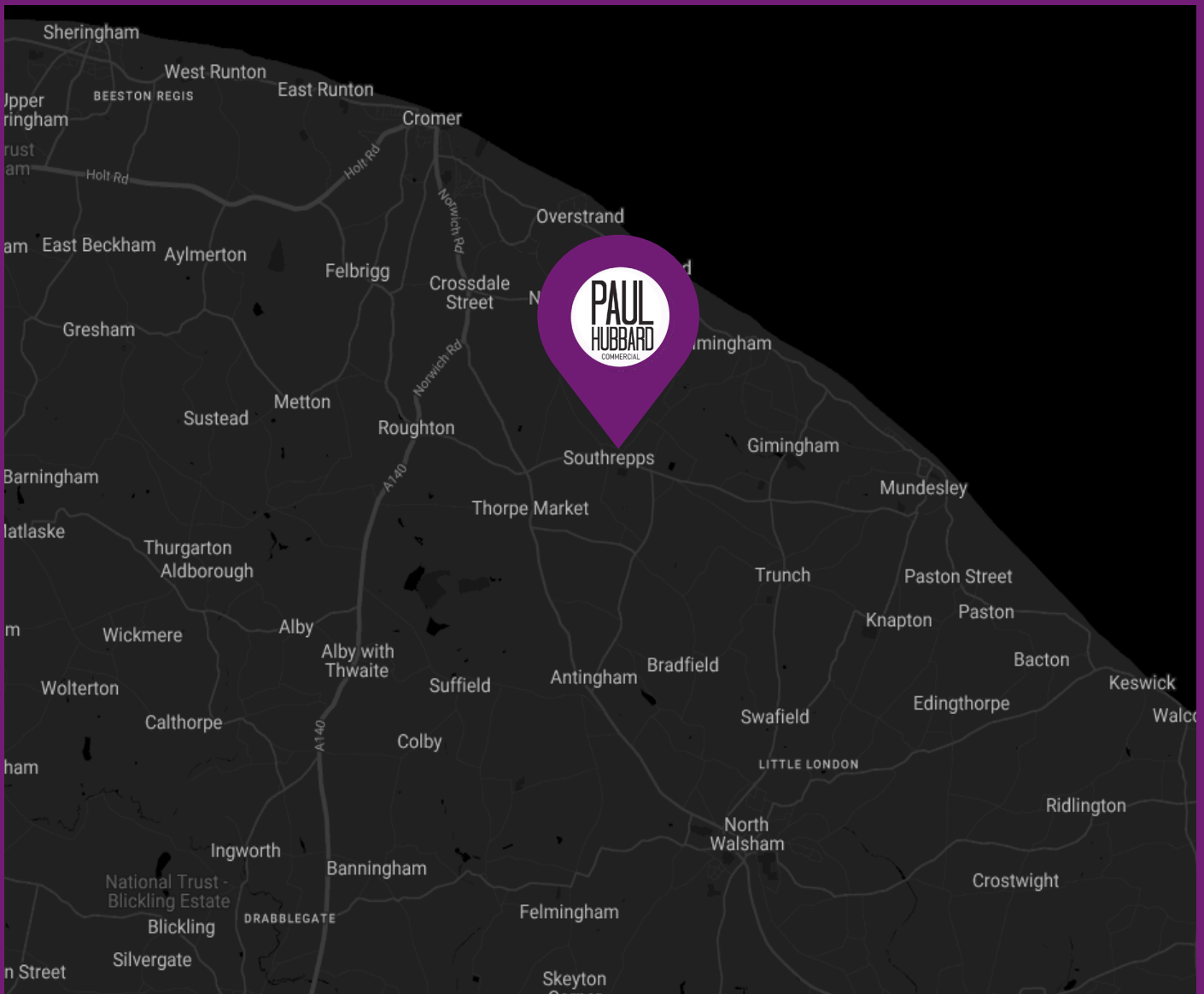


LOCATION



Vernon Arms
2 Church Street
Southrepps
Norfolk
NR11 8NP

Southrepps, Norfolk, is an idyllic village perfectly positioned for those seeking the tranquility of the countryside with convenient access to urban amenities. Nestled just a short drive from the stunning North Norfolk coast, it offers easy access to picturesque beaches and charming coastal towns. The vibrant city of Norwich, with its rich history, cultural attractions, and comprehensive shopping and dining options, is within close proximity, ensuring residents can enjoy the best of both worlds. Southrepps itself boasts a strong sense of community, surrounded by beautiful rural landscapes, making it an ideal location for families, retirees, and anyone looking to embrace a serene lifestyle.



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.

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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