

FREEHOLD & BUSINESS FOR SALE  
Guide Price : £220,000

## Pub On The Shrubs

Hawthorn Road, Gorleston-on-Sea, Great Yarmouth,  
Norfolk NR31 8ET



### FOR SALE PUBLIC HOUSE WITH CAR PARKING

- Located in a popular residential area
- Long established and successful community pub
- Friday and Saturday trade through to 1:00 am
- Large single storey building
- Car parking to the side
- Profitable business
- Scope to expand sales



01493 853 853  
info@eastcommercial.co.uk



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

# Pub On The Shrubs

Hawthorn Road, Gorleston, Great Yarmouth, Norfolk NR31 8ET



## Location

Gorleston-on-Sea is situated to the south and west side of the River Yare which separates it from Great Yarmouth. The town remains a popular resort and retains much of its Edwardian charm in the area around the beach which regularly achieves Blue Flag status.

The Shrublands is a popular residential area to the west of Gorleston town centre and south east of Bradwell. It is characterised by two and three bed houses and blocks of apartments.

Educational facilities include the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. James Paget Hospital provides a major health service for the whole area.

## Description

**Property** - a substantial detached single storey building with prominent frontage to Hawthorn Road. The public house comprises twin bars serving the lounge area and function room (main hall), further lounge area / games room, cellar room, storage rooms, kitchen and WC facilities. Outside is a seating area (part covered) overlooking the adjacent park.

The accommodation extends to approximately 476 sq. m. (5,122 sq. ft.) with large and well proportioned rooms and well maintained cellar. The building is on a generous size plot of approximately 0.125 hectare (0.3 acre) (subject to measured survey) with large car park to the south of the pub.

**Business** - the hub of the community which has been traded as a community pub for over 10 years and is predominantly wet sales and with scope to expand the food offering. Open 7 days a week with 6 staff assisting the owners. Friday and Saturday trade is from 12:00 midday until 1:00am and the other five days are from 12:00 midday until 11:00pm.

The business has a fixed energy contract secured in March 2021 until March 2024.

The pub offers Sky & BT Sports on big HD screens, darts, pool, live bands and bingo nights. The size of the building provides sufficient accommodation for weddings, wakes, birthday, christenings and other functions on either a hot or cold buffet basis.

This is a successful established business as evidenced by the profitable trading accounts over recent years (available further to a viewing).

# Pub On The Shrubs

Hawthorn Road, Gorleston, Great Yarmouth, Norfolk NR31 8ET

## Services

Mains water, electricity and drainage are connected to the property. Recently re-wired and re-plumbed.

## Plant & Equipment

Much of the plant and equipment is less than 5 years old. No guarantees are applicable. Not all the systems or equipment in the property have been tested by the vendor or their agent to ensure that they are in working order. Prospective purchasers should rely on their own investigations.

## Fixtures, Fittings & Equipment

An inventory of trade stock, fixtures, fittings and equipment to be agreed at offer stage. The fixtures, fittings and equipment owned by the vendor remaining on the property on the day of completion are included in the sale. All items owned by third parties (i.e. beer raising equipment) are not included in the sale.

## Anti-Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity, address and funds to the selling agents prior to solicitors being instructed.



## Business Rates

The Rateable Value in the current list is £17,500. Rates payable approximately £8,750 p.a. but with business support this is currently £184 / month.

## EPC

The Property has an Energy Performance Rating of "D" (Rating 83). The Certificate and Recommendation Report are available upon request.

## Tenure

Freehold Property and Company Limited by Shares.

## Terms

The freehold interest and business is offered for sale as a going concern with assets at a guide price of £220,000 (subject to contract). Plus stock at valuation (estimated likely £8,000 or thereabouts).

## Possession

Vacant possession upon completion.



# Pub On The Shrubs

Hawthorn Road, Gorleston, Great Yarmouth, Norfolk NR31 8ET



## VAT

We understand that VAT will not be applicable to the purchase price.

## Legal Costs

Both parties will be responsible for their own legal costs.

## Agent Details

For further details please contact:

**Hamish Duncan**

Tel: 01493 853853 Email: hamish.duncan@eastcommercial.co.uk



[www.eastcommercial.co.uk](http://www.eastcommercial.co.uk)

### Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

01493 853 853

[info@eastcommercial.co.uk](mailto:info@eastcommercial.co.uk)

First Floor, 21 Hall Quay, Great Yarmouth, Norfolk NR30 1HN

# Pub On The Shrubs

Hawthorn Road, Gorleston, Great Yarmouth, Norfolk NR31 8ET



# Pub On The Shrubs

Hawthorn Road, Gorleston, Great Yarmouth, Norfolk NR31 8ET

