

## FREEHOLD & BUSINESS FOR SALE

Guide Price : £400,000 + VAT

Mariners Compass Public House, 21 Middleton Road,  
Gorleston, Great Yarmouth, Norfolk NR31 7AJ



## FOR SALE PUBLIC HOUSE WITH LIVING ACCOMMODATION AND CAR PARKING

- Located in a popular residential area
- Long established and successful community pub
- Large detached building
- Three bedroom living accommodation above
- Car parking to the front and side
- Profitable business

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First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

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## 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.

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.

The property is situated within a densely developed residential area to the immediate west of Gorleston town centre. Middleton Road is characterised by pairs of semi-detached houses to the west side and terraced houses interspersed with commercial properties to the east side. Suffield Road runs east to west from Lowestoft Road to Middleton Road with terraces of houses to both sides.

## Description

**Property** - A substantial detached building with prominent frontages to Middleton Road and Suffield Road.

The public house comprises of an open plan bar area leading to games area, commercial kitchen and single storey extension with covered seating area for restaurant, cellar and beer garden.

The well proportioned living accommodation above comprises: lounge, kitchen / diner, office / store, three bedrooms and bathroom.

**Business** - The hub of the community which is long established as a community pub with food sales. Open 7 days a week.

The pub offers real ales, live music and with pool and darts in the games area. Additional business includes christenings, birthdays, weddings and wakes. Cozies restaurant offers an extensive and varied menu.

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

## Accommodation (net internal)

Pub	1,940 sq. ft	180 sq. m
Beer Garden		
<b>Residential – (maximum room dimensions)</b>		
Lounge	18' x 12'4"	5.5m x 3.8m
Kitchen / Diner	16' x 13'7"	4.9m x 4.2m
Office / Store	30'1" x 8'5"	9.2m x 2.6m
Bedroom 1	13'1" x 11'3"	4.0m x 3.4m
Bedroom 2	12'7" x 11'8"	3.9m x 3.6m
Bedroom 3	11'5" x 6'9"	3.5m x 2.1m
Bathroom	9'5" x 8'2"	2.9m x 2.5m





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## Plant & Equipment

Not all the systems or equipment in the property has 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, Fitting & Equipment

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

## Services

Mains water, electricity, gas and drainage are connected to the property.

## Tenure

Freehold.

## Terms

The freehold interest and business is offered for sale at a guide price of £400,000 plus VAT (subject to contract).

## Possession

Vacant possession upon completion.

## Business Rates & Council Tax

The Rateable Value is £16,500. Rates payable approx.

£8,233.50.

Council Tax Assessment is Band 'B'.

## EPC

The Property has an Energy Performance Rating of "D" (Rating 79). The Certificate and Recommendation Report are available upon request.

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Residential – Lounge & Kitchen / Diner



## VAT

We understand that VAT will be applicable to the purchase price.

## Legal Costs

Both parties will be responsible for their own legal costs.

## 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.



## Agent Details

For further details please contact:

**Hamish Duncan**

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## 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.

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