

Freehold Opportunity

£450,000

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YAXHAM MILL, NORFOLK

Stunning former windmill with successful
Bed & Breakfast business, situated in the
heart of Norfolk's beautiful countryside.

Yaxham, Norfolk.

 01502 532 028

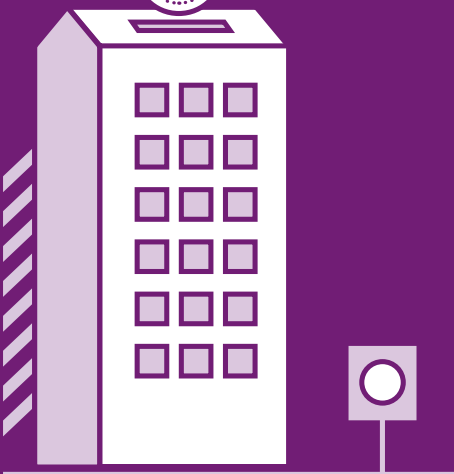
 jack@paulhubbardonline.com





INVESTMENT SUMMARY

- 1.** Stunning property including former Mill Tower, with views overlooking the beautiful Norfolk countryside.
- 2.** Successful Bed & Breakfast business with turnover in excess of £80,000 in 2022, with opportunities to increase revenue quickly.
- 3.** Recently refurbished guest accommodation with modern en-suites, UPVC double glazed windows and spacious double bedrooms.
- 4.** Situated in a quiet and peaceful location, with easy and quick access to Dereham town centre.
- 5.** Perfect investment for live-in owners, an extension of an existing hospitality business, or a potential conversion to an amazing and unique family home.



DESCRIPTION



Paul Hubbard Commercial are delighted to present this stunning and unique property, situated right in the heart of Norfolk's beautiful countryside.

The property consists of a breathtaking former windmill stretching across 6 stories, and a connecting 6 bedroom bed and breakfast across two floors.

Built in 1860, the mill tower was used for over 60 years to provide flour to the neighbouring bakery, however due to a downturn in the industry it was closed down in the 1920's, and has since been converted into accommodation.

The tower is almost 50 feet tall, and boasts incredible panoramic views from all of the windows across the 6 floors. This could provide a fantastic 3 bedroom home for an owner operator, or could be included in the rental accommodation, allowing guests to enjoy a memorable stay in one of the most unique properties in the area.

The tower has had significant renovations since the new owner took over including new windows being installed throughout, and the whole tower being re-rendered in the summer of 2022.

Alongside the mill tower is a successful bed and breakfast set across two floors. The property has been extensively refurbished since the current owner purchased it, with each of the 6 rooms including modern en-suite bathrooms, flat screen TVs, comfortable double beds, tea and coffee making facilities and beautiful views across the rural landscape.

The property is located in a quiet area with countryside all around, however it is a 5 minute trip into the nearest town, Dereham, where there are a range of bars, pubs, restaurants and shops for the guests to enjoy. Dereham is a popular market town and host events throughout the year which bring in a lot of people from outside the county, and naturally that benefits the local hotels and bed & breakfasts in the area such as Yaxham Mill.

Despite being closed for 3 months during the pandemic, the business itself generated a turnover of £65,000 for the year ending December 2021 with a gross profit of £25,000. Turnover for 2022 is just over the £80,000 mark, however this is purely for the bed and breakfast and no income has come from the mill tower, meaning a significant uplift in revenue could be generated by the new owner if they choose to make use of this part of the site.

Full accounts information can be provided upon request.



YAXHAM MILL, NORFOLK.

Property Description:

The Mill Tower:

Ground Floor - Upon entering the property, you are presented with a small reception room with doors leading to a laundry room, stairs leading to the first floor and the ground floor breakfast area/kitchen. The laundry room includes a variety of white goods, a hot water boiler and space for storage. The breakfast room includes beautiful wooden beams throughout, a seating area for guests, a modern commercial kitchen with stainless steel work counters and equipment and a UPVS double glazed window and rear door leading to the garden area.

First Floor - The first floor acts as the main breakfast area, with a range of wooden tables and chairs for guests, exposed wooden beams throughout, wood effect flooring, a UPVC double glazed door with Juliet balcony looking out to the rear garden area, facilities for toast and cereal, wooden storage units for cutlery and crockery, and wooden spiral stairs leading to the second floor.

Second Floor - Fitted kitchen with a variety of wooden work surfaces, storage cupboards, electrical appliances such as a fitted hob, a double oven, overhead extraction unit, stainless steel sink with drainer, splashback tiles and space for various white goods including a dishwasher, tumble dryer, fridge and freezer, and wooden stairs leading to the third floor. There is a door leading to a modern bathroom with a ceramic pedestal basin, ceramic toilet, panelled bath, airing cupboard and tiled flooring.

Third Floor - Double bedroom with wood effect flooring, UPVC double glazed windows, and a staircase leading to the fourth floor.

Fourth Floor - Double bedroom with carpet flooring, UPVC double glazed windows and wooden ladder steps leading to the fifth floor.

Fifth Floor - Double bedroom with carpet flooring and UPVC

double glazed windows.

Bed & Breakfast Accommodation:

Ground Floor - 3x double bedrooms with carpet flooring, UPVC double glazed windows, beautiful local photography, comfortable double beds, flat screen TVs, tea and coffee making facilities, storage cupboards and modern en-suite bathrooms. Bathrooms include a walk-in shower, tiled flooring and walls, a ceramic pedestal hand wash basin and toilet, and a stainless steel heated towel rack. The first bedroom upon entry includes a newly adapted wet room to cater for guests with mobility issues.

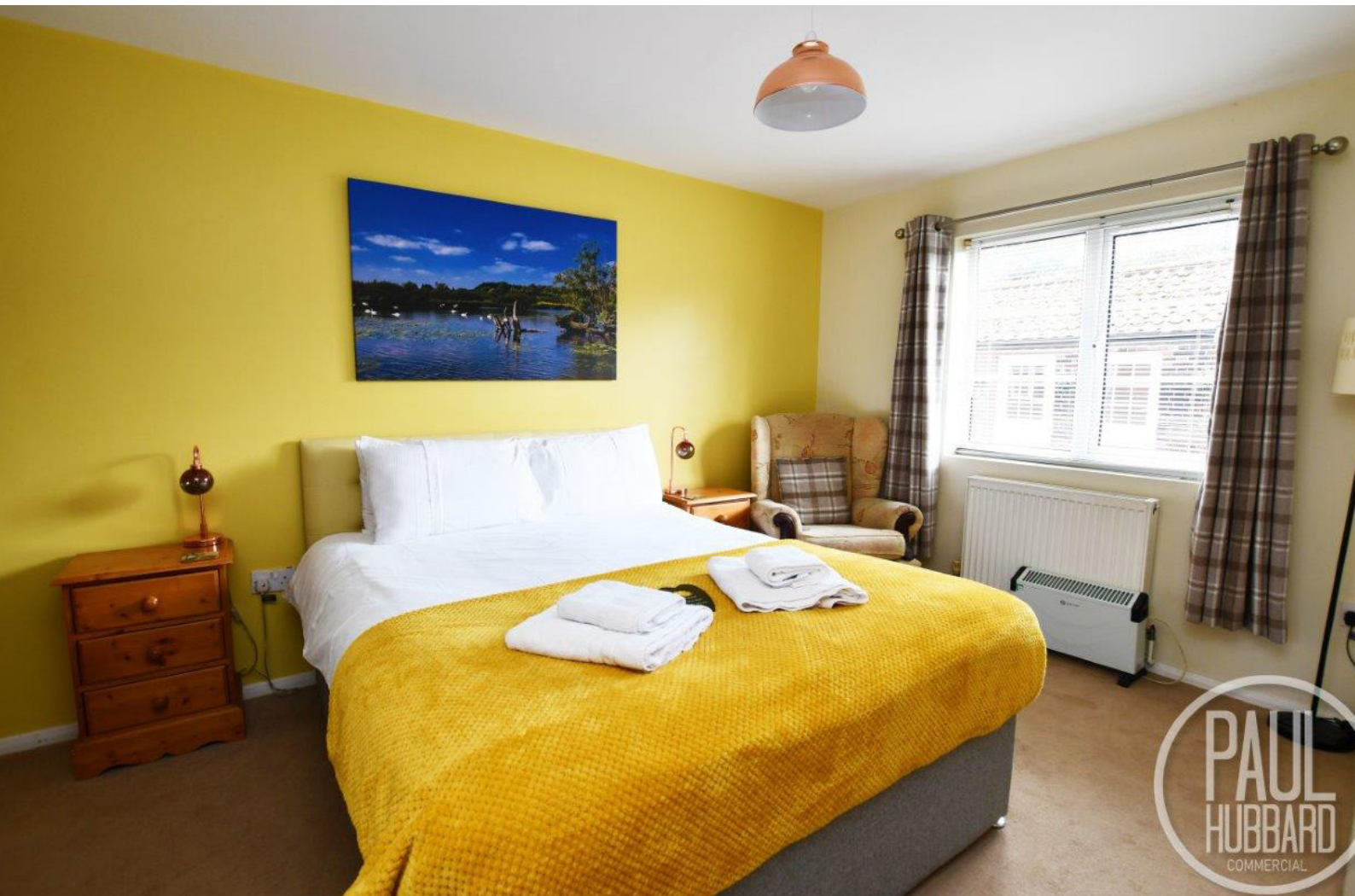
First Floor - 3x double bedrooms with carpet flooring, UPVC double glazed windows, beautiful local photography, double beds, flat screen TVs, tea and coffee making facilities, storage cupboards and modern en-suite bathrooms. Bathrooms include a walk-in shower, tiled flooring and walls, a ceramic pedestal hand wash basin and toilet, and a stainless steel heated towel rack.

Outside - To the front of the property is a driveway, going past a popular and successful Indian restaurant. There is also a small car park available for guests of Yaxham Mill to the front of the property.

To the rear is a beautiful private garden enclosed by wooden fencing. There is also a large wooden summerhouse, which could be used as an additional breakfast room, meeting room or simply open for guests to make use of during the summer months.

Please note that part of the property adjoining to the B&B was sold separately by the previous owner, and is currently being used as residential accommodation. There is a small courtyard area which is included in this, however we are happy to provide further details on this whenever required.







RATES

Business rates payable are:

£0.00 per annum



LOCATION

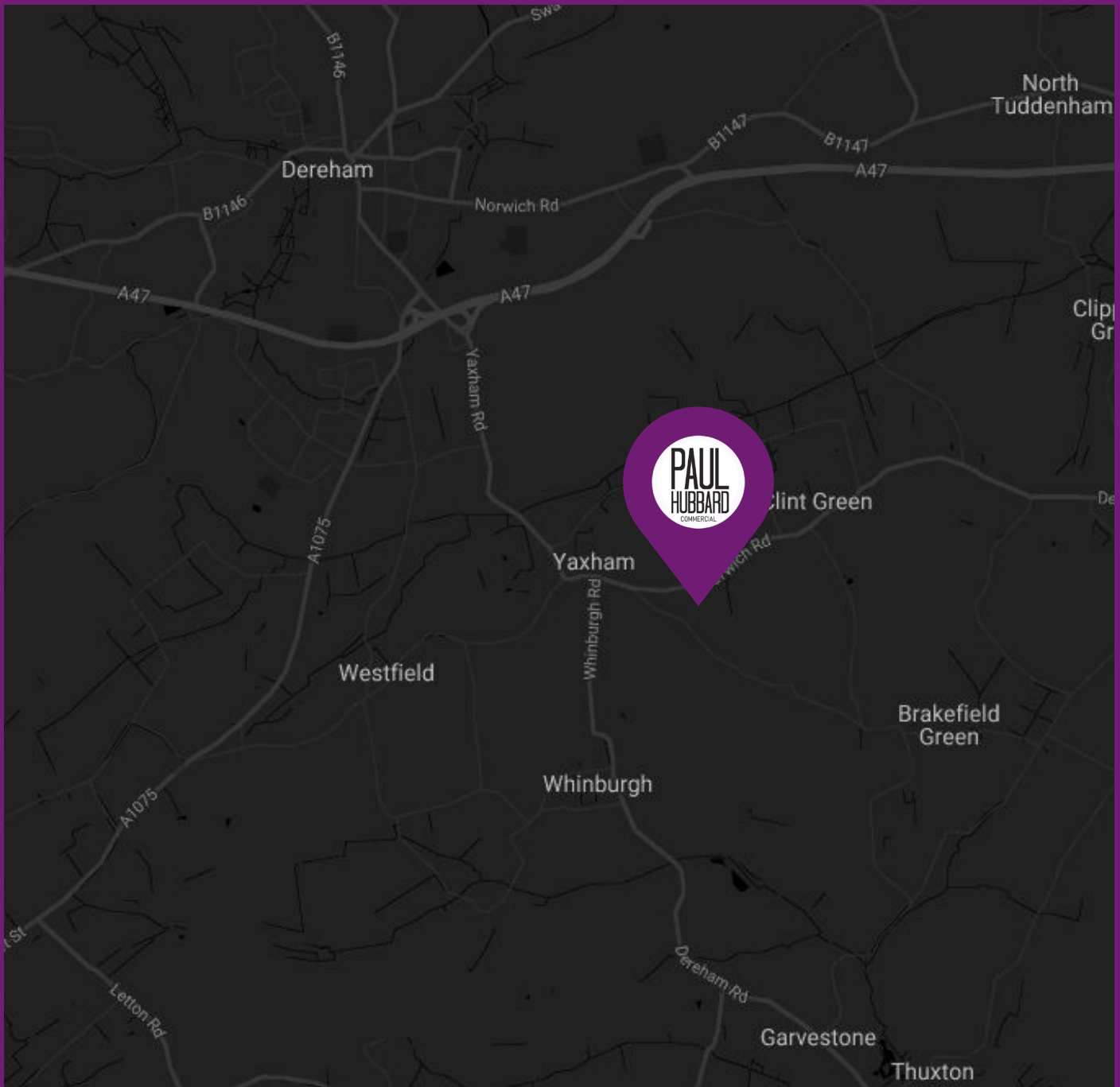


Yaxham Mill
Norwich Road
Yaxham
Dereham
NR19 1RH

Yaxham is a village and civil parish in centre of the English county of Norfolk. The parish includes the village of Yaxham, together with the neighbouring community of Clint Green. Together, they lay some 2 miles (3.2 km) south of Dereham and 20 miles (32 km) west of Norwich.

The civil parish has an area of 6.64 km² (2.56 sq mi) and in the 2001 census had a population of 677 in 290 households, the population increasing to 722 in 340 households at the 2011 Census.

Yaxham railway station in the village is on the Mid-Norfolk Railway, a heritage railway running between the historic market towns of Wymondham and Dereham. The Yaxham Light Railway can also be found adjacent to the railway station.



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

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WHY CHOOSE US

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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

01502 532 028

jack@paulhubbardonline.com

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