



The Lion Public House

Martham Road, West Somerton, Great Yarmouth, NR29 4DP

Offers in Region of £175,000

Freehold

A detached public house with generous living space and three en suite guest bedrooms. Large car park and attached barn.

LOCATION

The property has a prominent roadside position within the quaint Norfolk Broads village of West Somerton which is approx 8.5 miles north of Great Yarmouth and 22 miles north east of Norwich. The village is within 2 miles of the famous Norfolk Coast and in particular the popular seaside village of Winterton-on-Sea with its endless dunes and nature reserve.

PROPERTY DESCRIPTION

The property comprises a detached building of traditional brick construction under a pitched tiled roof all within a large 0.45 acre self-contained site. The ground floor provides two bar areas, games room, kitchen, a ground floor cellar and male and female toilets. The first floor accessed via two staircases provides a private flat with three bedrooms, lounge, kitchen and bathroom. There are three guest Hotel type bedrooms within a separate annex each with en suite toilet and bathroom facilities.

The property is fitted out with two bars and there is some equipment left in the kitchen and cellar.

Externally there is an attached barn of brick construction under a pantile roof providing storage and garaging. There is a front car parking area for approximately three vehicles with a further large rear car park laid to gravel.

SCHEDULE OF ACCOMMODATION

We have measured the property which provides the following approximate gross internal floor areas:

Ground floor	196 sq m (2,110 sq ft)
First floor	194 sq m (2,090 sq ft)
Total	390 sq m (4,200 sq ft)

Site area = 0.182 ha (0.45 acres)

SERVICES

We believe that mains electricity, water and septic drainage are connected. Oil fired central heating. We have not checked any of the services or appliances and we urge any interested party to do so prior to purchase.

TERMS

The freehold of the property is available unconditionally in the region of £175,000.

BUSINESS RATES

The property is currently listed as Public House and Premises with a current rateable value of £5,000 pa.

PLANNING

The site falls within the Broads Authority Catchment. Alternative commercial uses may be considered. The site is large and there is the potential for development. The barn is a useful opportunity for potential development also. All enquires to the Broads Authority Planning on 01603 610734 or via their website broads-authority.gov.uk/contact-us where you will find a contact form to complete.

AGENT'S NOTE 1

The property does require refurbishment having been let to two publicans over the last thirteen years.

AGENTS NOTE 2

The property is regarded as an Asset of Community Value. Please contact the Agents for further details

VIEWINGS

Strictly by appointment with the sole agents,
BYCROFT COMMERCIAL: tel: 01493 844489
or email: db@bycroftestateagents.co.uk.



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements