



The Kings Head

The Street, North Lopham, Diss, Norfolk, IP22 2NE

Freehold £385,000

- Two storey detached 2 bed pub & restaurant
- Stunning Norfolk village location near A1066
- 3 En-suite bedroom letting rooms built in 2019
- Large front car park (24) and trade garden/patio (100+)
- Commercial kitchen, & owners private parking
- Same ownership since 2008 - Established business

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LOCATION

The Kings Head is situated in the sought-after Norfolk village of North Lopham. The village is located close to the Suffolk border in the south of the county, only 7 miles west of Diss, 12 east of Thetford, 20 north-east of Bury St Edmunds and 25 south of Norwich. The village is located adjacent to the A1066 which connects Thetford to Diss. According to the 2011 census North Lopham had a population of 623 across 255 households.

The closest train station to the village can be found 5 miles north at Eccles Road which is situated on the Breckland line serving the villages of Eccles, Quidenham and Wilby, the line runs between Cambridge in the west and Norwich in the east. Regular village bus services also allow travel to the nearby market towns of Attleborough & Diss. The nearest airport is Norwich International Airport which is located 28 miles north.

The village of North Lopham benefits from a variety of notable landmarks and amenities which include a post office, primary school, historical costume shop, canoe & kayak store as well as a village hall and church dedicated to St Nicholas. The nearby town of Diss allows for larger shopping outlets, supermarkets, and fuel stations.

The Kings Head occupies a Grade II listed two-storey detached part timber frame part brick building under predominantly thatched roof with part felt flat and pantiled. The property benefits from being the only public house in the village. It briefly comprises the following accommodation: -

TRADE AREAS

Entrance lobby which gives access to the MAIN BAR seating for 26 including part carpet and part tiled floor, feature ceiling beams, brick feature fireplace with inset multi-burner, wall lights and a wooden MAIN BAR SERVERY. Rear hall which gives access to the LADIES, GENTLEMENS AND DISABLED TOILETS. DOMESTIC KITCHEN and stairs leading to the first floor. To the left hand side of the ground floor is the POOL BAR which has seating for 24 and includes original wooden flooring, open brick fireplace, and access to both LADIES AND GENTLEMENS WC's. The pool bar also includes an extension to the main bar which has a brick base, CELLAR with external barrel door. Fully fitted COMMERCIAL KITCHEN which includes an extractor canopy and non slip flooring.

OWNERS ACCOMMODATION

First floor comprises: 2 x DOUBLE BEDROOMS, LOUNGE, SHOWER ROOM. Across the second floor/loft room are: 2 x STORAGE ROOMS.

LETTING ACCOMMODATION

Housed within a single storey fully double glazed brick building with pan tiled roof. Comprising:

- DOUBLE BEDROOM with wet room disabled facilities
- DOUBLE BEDROOM with ensuite shower facilities
- FAMILY ROOM with ensuite shower facilities

EXTERNAL

Front gravel car park with space for 24 vehicles. Trade garden & patio with combined bench seating for 100+. Rear private/letting room guest car parking with space for 6 vehicles. Storage shed. (Please note: the land to the right hand side of the property is not included with the sale).

THE BUSINESS

Our clients have operated the Kings Head since October 2008 and during this time have transformed a tired and run-down pub into the popular events driven community public house that it is today. The business has hosted a number of locally renowned entertainment nights and functions which include quizzes, charity fundraisers, live folk music, morris dancers as well as vintage car, tractor & bike 'meet ups'.

It is in our client's opinion that The Kings Head would suit a 'couple, one of which being a Chef who could continue to drive food sales that could further be increased by the extension of service times.

The 2019 gross turnover stood at £204,500 per annum. Further accounting detail will be made available to serious parties following a formal viewing.

LICENCE

A full premises licence is granted from Breckland District council for the supply of alcohol between the hours of:

Monday	11:00 - 23:30
Tuesday to Wednesday	11:00 - 23:00
Thursday to Saturday	11:00 - 00:00
Sunday	12:00 - 22:30

SERVICES

Oil central heating, Calor gas cooking facilities. Mains water, electricity and drainage.



TENURE & PRICE

FREEHOLD £385,000 to include goodwill, fixtures, fittings and trade effects. Stock at valuation in addition.

No direct approach to be made to the business; please direct all communications through Sidney Phillips.

EPC

An Energy Performance Certificate is not required as the property is Grade II listed.



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