



Sutton Staithe Hotel

Staithe Road, Sutton, Norwich, NR12 9QS

- Norfolk Broads Picturesque Peripheral Village Location
- Detached Fully Double Glazed 2 Storey Brick Building
- Open Plan Main Bar (30), Restaurant (50) & Games Room
- Function Room (200) & Children's Play Area, 2 Car Parks (80)
- Brand New 7 Year Lease - Rent £40,000 P/A
- 11 En-Suite Letting Bedrooms & Trade Garden (40)
- Approx 4 Acres Of Land & Detached Letting Annexe

Leasehold £60,000



LOCATION

Overlooking the River Ant, the Sutton Staithe Hotel which dates back to the early 1940's offers visitors accommodation nestled on the outskirts of the village of Sutton, just next to the Norfolk Broads. A collection of Nature reserves lie within a 15-minute drive of the hotel, as does the East Anglia coast. The Town of Stalham is situated a short distance to the north, while the area boasts many walks and chances to explore the Broads' waterways. Situated only 20 minutes down the river from Richardson's boat yard, the property offers an ideal spot for holidaymakers first evening stop after picking up their boat – or even their last night.

The Sutton Staithe Hotel enjoys a riverside location with free public moorings for up to 40 boats. Sutton and nearby Stalham are a perfect location for a stay in the Norfolk Broads. They lie at the northern end of the Broads, with both villages connected to the River Ant, which flows downstream to Barton Broad, How Hill and Ludham Bridge, through some of the most beautiful Norfolk Broads scenery. Sutton is only ten minutes from some of the best sandy beaches on the North-East Norfolk Coast, and Great Yarmouth. The heritage city of Norwich is just a half an hour's drive, boasting a magnificent cathedral and Norman castle, and winding medieval streets and lanes. Norwich is also one of the top ten shopping cities in the UK and has a stunning array of stylish café bars, pubs and restaurants.

PROPERTY

GROUND FLOOR

Entrance Hall via Staithe Road which gives access to the main bar and stairs rising to the first floor. The Open Plan Main Bar has seating for 30, wall lights, carpet flooring, part tiled flooring, two brick feature fireplaces, access to Male and Female WC's, wooden bar servery with glass wash, two double drinks fridges and Epos behind. Restaurant with carpet flooring, wall lights and an air conditioning unit. Games Room which has a pool table, table top football, electric fireplace, wooden flooring and wall lights.

Commercial Kitchen which is fully fitted with two fryers, two six burner gas oven, a charcoal grill, a griddle, three commercial microwaves, two freezers, three fridges, a pot wash area, walk-in fridge, service prep, carvery area, access to a ground floor Cellar which has a cooler, Python system and external doors for the barrel access.

Function Room which has seating for 200, ceiling lights, carpet flooring, music system, three projectors, disco ball, wooden bar servery which has its own separate Cellar which includes a Python system and cooler, access to a rear entrance hall off the function room, which has Male and Female WC's and external access to the rear car park.

FIRST FLOOR

Eleven en suite Letting Bedrooms (10 double and one single). Laundry Room. Ironing Room. Two employee en suite rooms which include shower cubicles and WC's.

EXTERNAL

Detached brick building known as 'The Broad Suite' which includes a Lounge, separate WC, Bathroom and a Bedroom. Fully fitted with electric storage heaters. Connected to this building are two storerooms.

Rear Car Park with parking for 60. Front Car Park for 20. Children's Play Area, Four acres of land. Storage container, Calor gas tank and oil tank. Private owners parking for five vehicles.

THE BUSINESS

The hotel features 14 rooms in total, including single, double or twin, king and family rooms, all with en-suite bathrooms, tea and coffee making facilities, Wi Fi access and TV. The venue also offers the 'Broads Suite', located in the renovated hotel stables, that can accommodate up to six people while also featuring 40-inch TVs and a king-sized bed. A fully licensed public bar and restaurant, with function rooms available for up to two hundred guests attending weddings, parties or business events.

The hotel's restaurant is open for breakfast, lunch and dinner services. In peak times this may see the kitchen opening hours extended to all day food, whilst offering a variety of good value seasonal homemade dishes on the main menu using local produce and trade, accompanied by ever-changing special boards.

The property welcomes families and is dog-friendly. Menus offering everything from light bites to homemade specials. The bar also offers a selection of local real ales and has an outdoor children's play area. In 2018 the Hotel underwent a complete refurbishment and was tastefully restored back to its former glory, all whilst maintaining its charm and character. The future is bright for this gem in the Norfolk broads and offers a real opportunity for a new owner to continue its success. It is our understanding that the annual net turnover stands in the region of £420,000. Further accounting detail will be made available to serious parties following a formal viewing.

TENURE & PRICE

LEASEHOLD PRICE £60,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

Our client will create a new fully repairing and insuring, assignable lease agreement for a term of 7 years, inside the Landlord and Tenant Act of 1954. Annual Rent of £40,000 to be paid monthly, 3 months rental deposit to be paid in advance, no rent reviews within the term. The lease is free of all trade ties. (the lease term is negotiable), All negotiations subject to covenant strength.

No direct approach to be made to the business; please direct all communications through Sidney Phillips. Viewing strictly by appointment only.

LICENCE

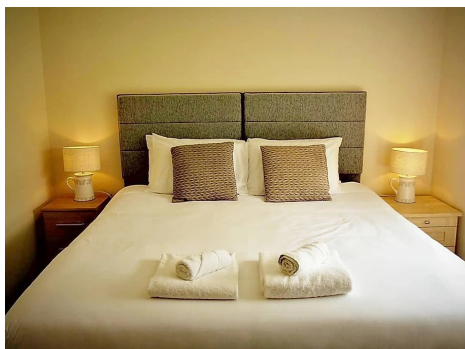
A Full Licence Is held permitting the sale of alcohol for the hours of:

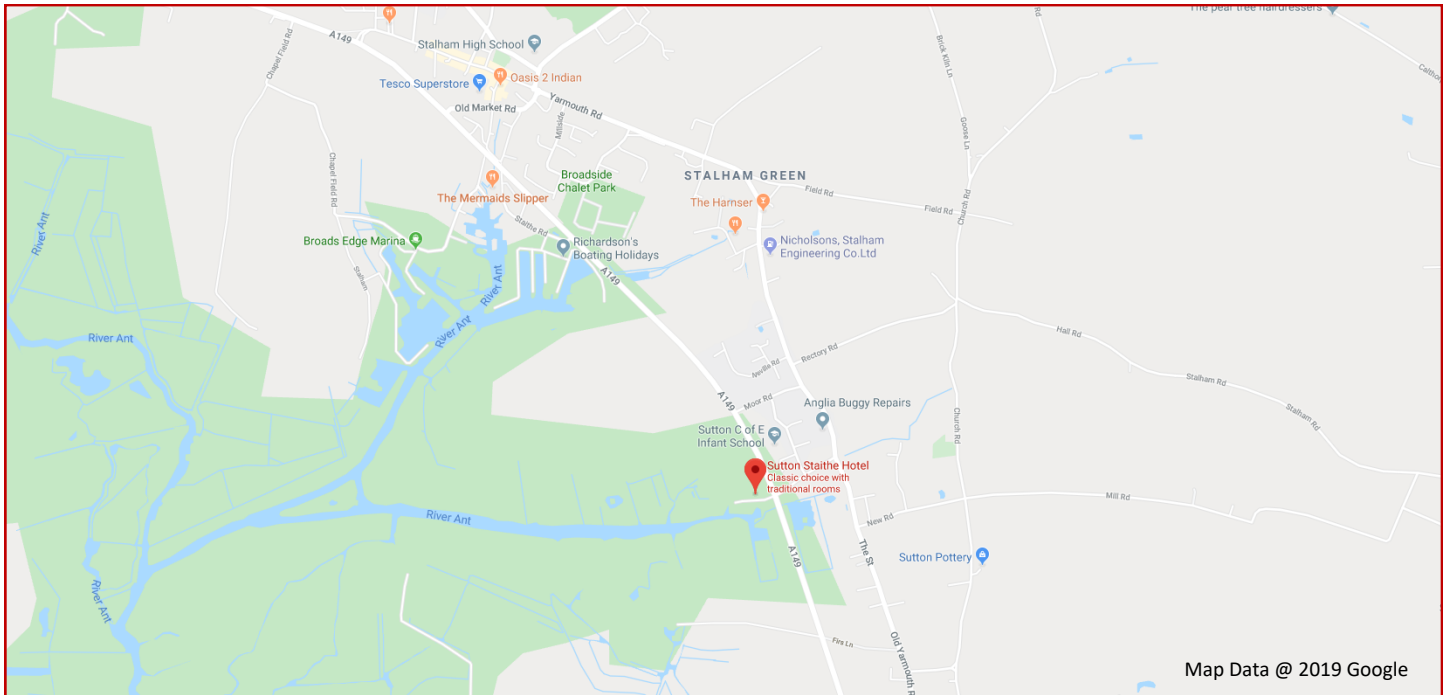
11:00am - 02:00am - Monday to Saturday
11:00am - 12 Midnight - Sunday

SERVICES

Oil Central Heating, calor gas for cooking facilities. All other mains services are connected.

The property benefits from being fully double glazed.





BUSINESS MORTGAGES – 01834 849795

We can help with arranging funding for your purchase of this or any other business.

INNPLAN INSURANCE – 01432 378696

Immediate and competitive cover for your property, business and contents

UTILITY HELPLINE – 01432 378690

Some of our clients have saved as much as 46% off their gas and electricity bills with our impartial price comparisons

EPC Reference:

CONSUMER PROTECTION FOR UNFAIR TRADING REGULATIONS 2008 & BUSINESS PROTECTION FROM MISLEADING MARKETING REGULATIONS 2008 – These particulars are provided only as a general outline of the property and buyers should make their own enquiries to satisfy themselves as to the accuracy of the information given. Neither we nor any person in our employment has authority to make, give or imply any representation or warranty regarding this property. Room sizes and other measurements and capacities quoted are estimates for rough guidance only. Accurate measurements have not been taken.

Sidney Phillips Limited, Shepherds Meadow, Eaton Bishop. Hereford, HR2 9UA Registered in England and Wales: No. 2362635

Tel: 01522 500059

Email: East@sidneyphillips.co.uk

