



Crown Inn

High Street, Northwold, Thetford, Norfolk, IP26 5LA

Freehold £325,000

- Detached fully double glazed 17th century public house
- Recently renovated in 2020 - Reluctant sale due to ill health
- Main bar (22), restaurant (24) & dining room (18)
- 3 bedroom private accommodation & commercial kitchen
- Car park (20), trade garden (42), patio (18) & double garage

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LOCATION

The Crown is located in the central Norfolk village of Northwold, a traditional and picturesque village with a population in the region of 1,100 residents. The village lies approximately 11 miles south east of Downham Market, 18 miles south east of Kings Lynn and 13 miles north west of Thetford. Northwold is surrounded by farmland and some of the inhabitants work on farms in the district, with a number of residents travelling to the nearby large towns or cities for work. Nearby attractions include Thetford Forest Park, Center Parcs Elveden Forest and Oxburgh Hall.

Northwold lies in an area serviced by a number of major A roads including the A134, A1065 and A10. In addition the A11 lies approximately 20 miles to the south which provides access to the M11, with Cambridge and London beyond. Northwold lies a short drive from the town of Brandon which provides hourly mainline railway services to Cambridge, Ely, Thetford and Norwich.

The Crown occupies a detached 2 storey public house of brick and stone construction under a pitched pantile roof. Despite its age the property is not listed however it does fall within a conservation area. The property has been recently fitted with new UPVC double glazed windows throughout.

TRADE AREAS

Entrance via front trade patio leading into MAIN BAR which has seating for 22, tiled flooring, fireplace with inset multi burner with feature brick surround, wall lights, original ceiling beams, bar servery. The main bar gives access to the COMMERCIAL KITCHEN which includes tiled flooring. Stairs to the first floor accommodation.

RESTAURANT, with seating for 24, carpet flooring, ceiling lights and wall lights and access to a loft space. From the restaurant is the DINING ROOM which has seating for 18, carpet flooring and wall lights as well as access to GENTLEMENS and LADIES WC's.

BASEMENT CELLAR which includes a barrel drop, python system and a cooler.

OWNERS ACCOMMODATION

At first floor comprising: TWO DOUBLE BEDROOMS, ONE SINGLE BEDROOM currently utilised as an office, LOUNGE, KITCHEN, BATHROOM.

EXTERNAL

FRONT PATIO with seating for 18. CAR PARK with space for 20 vehicles, REAR TRADE GARDEN with bench seating for 42. PRIVATE YARD with new oil tank and gas bottle storage. Private entrance to flat. Wooden DOUBLE GARAGE with power and electric.

THE BUSINESS

The Crown Inn is a community character public house renowned for its relaxed family friendly atmosphere. The venue benefits from being the only pub within the village of Northwold and operates as a focal point for the local residents. Our clients have been in operation since July 2019 and are reluctantly looking to offer the property to the market due to ill health. During their time with the business they have extensively renovated the building by injecting over £50,000 worth of investment in to the venue.

A traditional, professionally cooked menu offers Sunday lunches as well as themed evenings overseen by a full-time chef, 6 part time staff and husband & wife partnership. the property operates on a 60-40 split in favour of wet trade.

An operator could incorporate 3 letting bedrooms at the bottom of the car park (STPP) and increase their marketing budget in order to further develop the letting trade. Planning was previously granted for this development and the current owners see no reason why the local council would not accept another similar proposal. (Planning has now been reapplied for and currently awaiting approval).

Net turnover from August 2019 to March 2020 is understood to be in the region of £111,000. Further accounting detail will be made available to serious parties following a formal viewing.

LICENCE

A full Premises Licence is held.

SERVICES

Mains water and electricity. Oil central heating. Kitchen fueled via LPG. Septic tank drainage. Business rates exempt

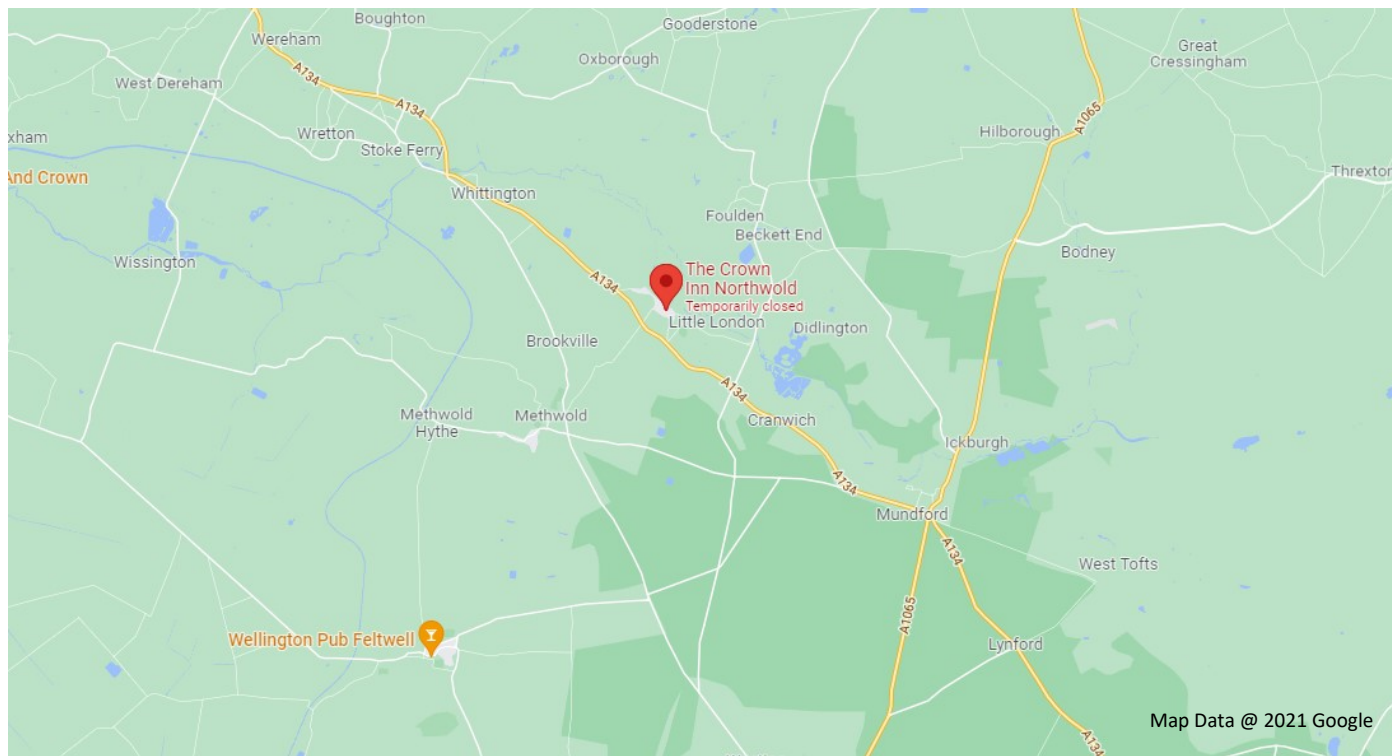


TENURE & PRICE

FREEHOLD £325,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

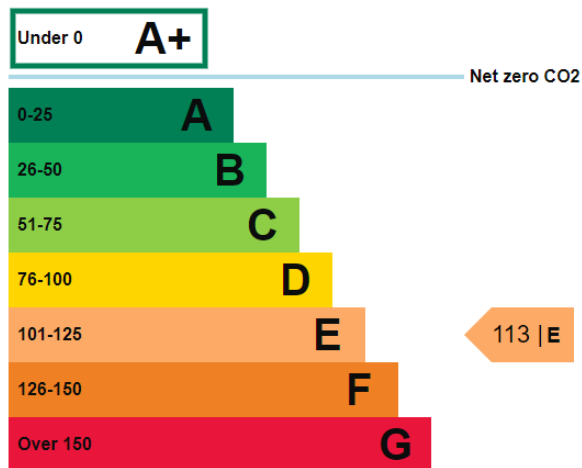
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is E.



BUSINESS MORTGAGES

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Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

EPC Reference: 0030-2996-0405-4150-2060

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.

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