



Lacon Arms

172 Alderson Road, Great Yarmouth, Norfolk, NR30 1QJ

Freehold £190,000

Ref: 91527

- Two storey end terrace 100% wet led public house
- Residential location in Great Yarmouth, Norfolk
- Open plan main bar (80) & Ground floor cellar
- Two double bedroom owners accommodation
- Ideal for change of use subject to planning permission
- Same ownership since 2002 - established business

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LOCATION

The Lacon Arms is located on Alderson Road in one of the UK's most popular seaside destinations, Great Yarmouth. The town lies approximately 20 miles east of Norwich, 10 miles north of Lowestoft and 140 miles north-east of London. The area boasts large stretches of sandy beach, attractive gardens and an abundance of seaside attractions. The property is situated just off the famous "Golden Mile" seafront and Pleasure Beach with numerous tourist attractions and amusement arcades, restaurants and bars. Some of the other top attractions of the town is the historic Britannia and Wellington Pier, as well as Sea Life Centre and the harbour.

Great Yarmouth, with a population of approximately 90,000, is located at the mouth of the River Yare and is accessible from Norwich via the A47 and on to London via the A11/M11 motorway. The area is also accessible via the A14 and the A12 from Essex. Mainline railway services are available from Great Yarmouth Station to Norwich as well as London Liverpool Street.

Great Yarmouth is currently undergoing extensive regeneration to increase the residential population and create neighbourhood parks to support the new "offshore" business park and enterprise zone. This enterprise zone is expected to bring approximately 200 businesses and 13,500 jobs into the area in the coming years, including a new multi-million pound project development incorporating an 8 screen cinema, casino, restaurants, bars, bowling alley and large car park.

The Lacon Arms occupies a two-storey end terrace building of brick construction with a slate tile roof believed to have been built in 1905. The property benefits from being located in a busy residential location within walking distance for a sizeable local custom.

TRADE AREAS

ENTRANCE PORCH which provides access to an open plan MAIN BAR which includes seating for 80 and karndean flooring. MAIN BAR SERVERY. Ground floor CELLAR which includes a python system. Enclosed private yard. LADIES AND GENTLEMEN'S WC's.

OWNERS ACCOMMODATION

FIRST FLOOR

Two DOUBLE BEDROOMS, KITCHEN, LOUNGE, DINER, BATHROOM, BOILER CUPBOARD AND ROOF TERRACE.

EXTERNAL

ENCLOSED PRIVATE YARD which gives access to a BRICK STORAGE SHED which includes a flat felt roof.

THE BUSINESS

Our clients have owned The Lacon Arms since 2002 and are now looking to offer the property to the market as a freehold opportunity. In the time our clients have operated the business they have created a well led community public house that houses both darts & pool teams, alongside hosting regular events such as quiz's, live music and other celebratory functions.

The businesses main audience are located within the surrounding residential areas, as well as this the property accommodates holidaymakers who venture into town after mooring up from the Norfolk Broads.

Potential change of use could be another viable option for the building due to the property's residential location (subject to the relevant planning permissions).

It is our understanding that the year-end turnover for March 2020 stands at £73,827 resulting in a net profit of £7,560 per annum. Further accounting detail will be made available to serious parties following a formal viewing.

LICENCE

A full Premises Licence is held allowing the sale of alcohol between the hours of:

12 midday to 01.30am - 7 days a week.

SERVICES

All mains services are connected. The property benefits from both a fire & burglar alarm as well as a 4 cameras CCTV security system.



TENURE & PRICE

FREEHOLD OFFERS AROUND £190,000 to include fixtures, fittings and goodwill. Stock at valuation in addition.

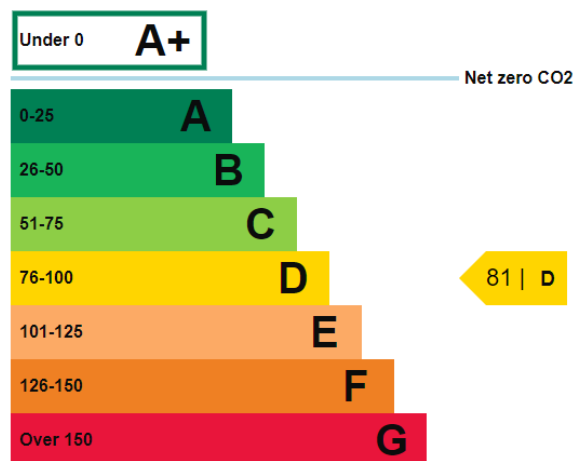
No direct approach to be made to the business; please direct all communications through Sidney Phillips.

Viewing strictly by appointment only.



Energy efficiency rating for this property

This property's current energy rating is D.



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: 0390-9952-7040-1800-4503

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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