



## Kings Head Hotel

42 Norwich Street, Dereham, Norfolk, NR19 1AD

### Freehold Asking Price £450,000

- Detached 12 en suite bedroom town centre hotel
- Main bar, function room, restaurant and breakfast room
- One bedroom private manager's flat with kitchenette
- Fully-fitted commercial kitchen and basement cellar
- Two car parks, large beer garden and patio area
- Freehold vacant possession opportunity

Ref: 95531

**01522 500059**

**[east@sidneyphillips.co.uk](mailto:east@sidneyphillips.co.uk)**

**SP** Sidney  
Phillips



## LOCATION

The Kings Head Hotel is situated in the popular Norfolk market town of Dereham, known as 'The Heart of Norfolk' due to its central location. The town is located on the A47, 15 miles west of the city of Norwich and 25 miles east of King's Lynn. In the 2021 census, the town had a population of 20,785.

Dereham is served by Dereham Station which is now operated as a tourist line by the Mid-Norfolk Railway Preservation Trust. The Trust has started to reopen the line towards North Elmham and, in the longer term, aims to re-lay the line to Fakenham. Regular bus services provide transport to the nearby towns of Swaffham, King's Lynn and Wisbech as well as the city of Norwich. The nearest airport is Norwich International Airport which is located 20 miles east. The area benefits from a variety of notable landmarks and amenities such as the pargetted Bishop Bonner's Cottage (built in 1502), the Gressenhall Museum of Rural Life and the Grade II listed Memorial Hall (built in 1818). The town also has a cinema, multiple primary and secondary schools, a leisure centre, a golf club, fuel stations, shopping venues and independent retail outlets. The property is located in an enviable position at the junction of Norwich Street and Cowper Road, where it benefits from a large amount of passing vehicular and foot traffic.

The Kings Head Hotel occupies a Grade II listed, three storey property of part Norfolk red brick and part Norfolk flint construction under part pitched pantile and part pitched slate roofs. It has a single storey, flat felt roof extension to the rear and part double glazed, part single pane fenestrations.

## INTERNAL

### GROUND FLOOR

Front ENTRANCE PORCH which leads to the BREAKFAST ROOM with seating for 10, carpet flooring and broom cupboard. RESTAURANT with seating for 16 and laminate flooring. L-shaped MAIN BAR with seating for 60, part carpet, part laminate flooring and wooden main bar servery. FUNCTION ROOM with seating for 60, laminate flooring, wooden bar servery and access to Ladies' and Gentlemen's TOILETS. WASH UP AREA/BOTTLE STORE. INNER HALL with access to a second set of Ladies' and Gentlemen's TOILETS, staircase to the first floor and additional stairs down to the basement CELLAR. The cellar comprises 3 rooms, one of which has an external barrel drop. Fully-fitted COMMERCIAL KITCHEN. STAFF ROOM. Rear ENTRANCE PORCH.

### FIRST FLOOR

SINGLE BEDROOM with SHOWER EN SUITE. THREE DOUBLE BEDROOMS, TWO TWIN BEDROOMS and a FAMILY BEDROOM, each with BATH EN SUITE. OFFICE. LAUNDRY ROOM. STORAGE CUPBOARD. LINEN STORE. STORAGE ROOM.

### SECOND/TOP FLOOR - MANAGER'S FLAT

DOUBLE BEDROOM. LOUNGE. KITCHENETTE. BATHROOM.

## EXTERNAL

FRONT CAR PARK with space for 5 vehicles. REAR CAR PARK 1 with space for 10 vehicles. REAR CAR PARK 2 with space for 12 vehicles. DETACHED OUTBUILDING in 4 sections: 3 storage rooms and 1 dedicated fridge/freezer store. OUTHOUSE utilised as a utility room. Side lawned and gated TRADE GARDEN with mature trees, smoking shelter, sheltered external bar servery and TRADE PATIO with seating for 40.

Please note: Our clients will retain a section to the rear of the plot which is described as a gated recreation field. This area does not make up part of the sale.

## OUTBUILDING/FORMER STABLE BLOCK

Detached, single storey, brick building with pantile roof. Comprising: five double letting bedrooms, each with shower en suite.

## THE BUSINESS

The Kings Head Hotel last traded under tenanted operation as a traditional, three star, 12 en suite bedroom hotel, pub and restaurant which was renowned for its sizeable beer garden. The business was family and pet friendly and hosted a number of events in its function room. We have been informed the business ceased trading in late February 2025.

The business has most recently been let and therefore no trading accounts are available. No trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels, having due regard to the location and potential of the site.



## TENURE & PRICE

**FREEHOLD Asking Price £450,000** to include fixtures and fittings.

VAT will apply on the sale of this property levied on the sale price of the freehold at the standard rate on 90% of the purchase price. Purchasers may wish to satisfy themselves with independent professional advice that this VAT may be reclaimed.

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

Viewing strictly by appointment only.

## LICENCE

A full premises licence is held allowing the sale of alcohol between the hours of:

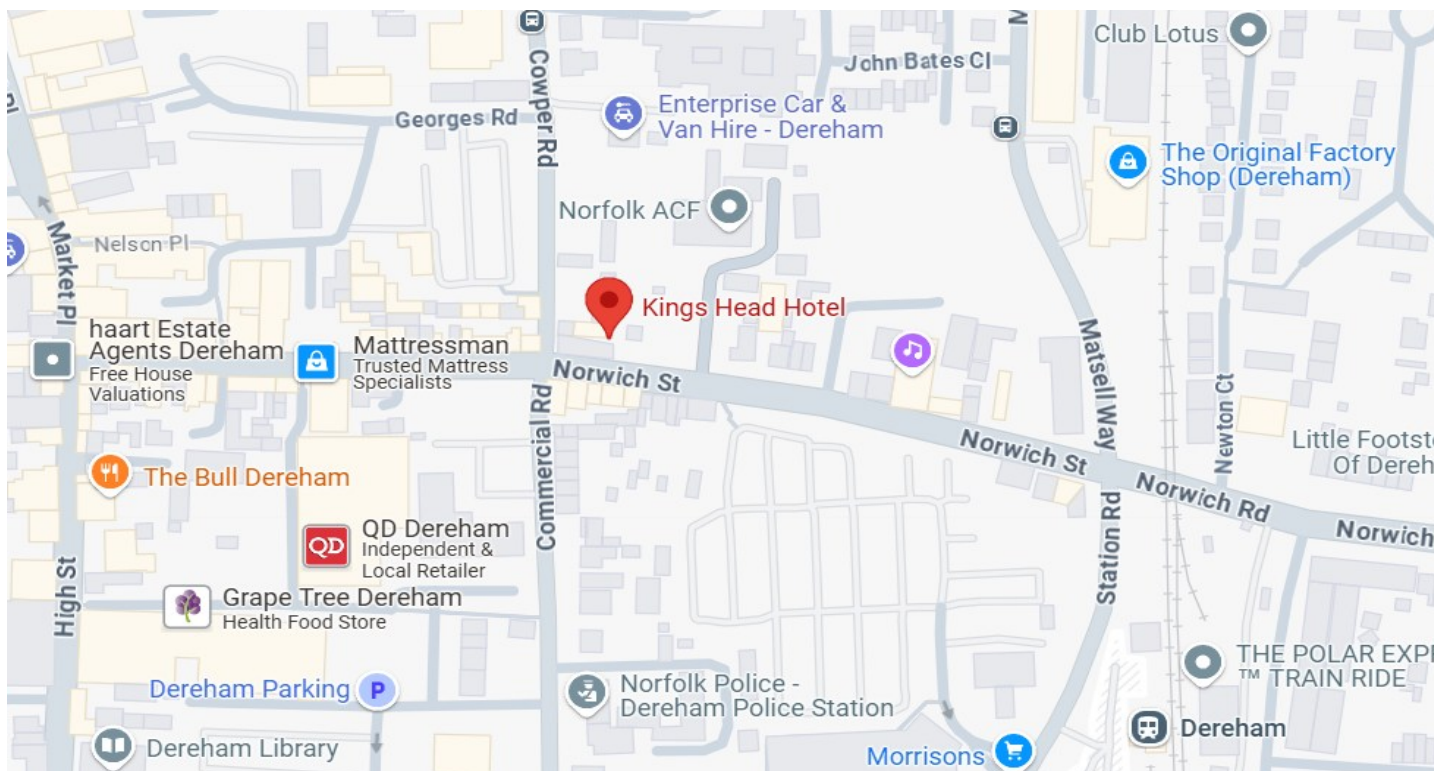
Sunday to Thursday 10:00-00:00  
Friday to Saturday 10:00-00:30

## SERVICES

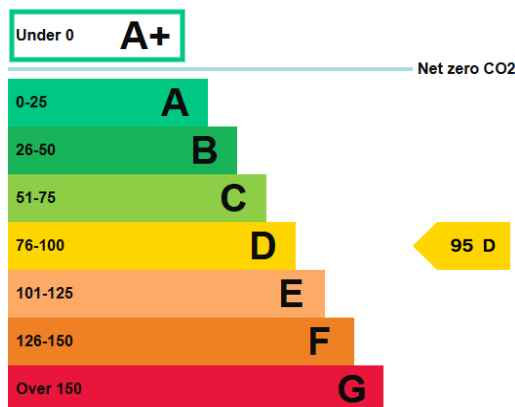
All mains services are connected. Both fire and security alarms are present.

**Rateable Value:** £16,500 as at 1 April 2023

**Local Authority:** Breckland Council



Map Data @ Google



## BUSINESS MORTGAGES

01834 849795

We can help to arrange funding for your purchase of this or any other business.

## UTILITY HELPLINE

01432 378690

Some of our clients have reduced their gas and electricity bills by up to 46% using our impartial price comparisons.

EPC Reference: 9111-9934-0490-7019-7423

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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