



Victoria Inn

The Street, Hockering, Dereham, Norfolk, NR20 3HL

- Located Adjacent to The A47 In The Norfolk Village of Hockering
- Detached 2 Storey Brick Built 100% Wet Led Public House
- Open Plan L-Shaped Main Bar (42) & Commercial Kitchen
- 3 Double Bedroom Owners Accommodation
- Enclosed Trade Garden (36) & Front Car Park (20)
- Brick Built Single Garage & Brick Built Barn
- Limited Competition Only Public House In The Village

Leasehold £33,000



LOCATION

The Victoria is situated in the idyllic village of Hockering, Norfolk adjacent to the A47 trunk road which connects the West Midlands City Birmingham in the west to the Suffolk town of Lowestoft in the east. The village of Hockering is 11.9 miles (19.1 km) north-west of the county capital city of Norwich, 6.1 miles (9.8 km) east of the large town of Dereham and 17.6 miles (28.3 km) south east of the market town of Fakenham. The nearest railway station is located 17 miles (27.3 km) south east in Norwich which is the terminus station for a variety of lines that provide services to London Liverpool Street, Cambridge & Great Yarmouth to name but a few. The property benefits from being situated directly behind an XL bus stop which offers Regular services to the nearby towns of Dereham, Swaffam and Kings Lynn, as well as the cities of Norwich and Peterborough. The nearest airport is Norwich International Airport which is located 13.8 miles (22.2 km) east.

The area benefits from a variety of notable amenities such as the Roar Dinosaur Adventure Theme Park, Costessey Golf Club and The University of East Anglia. The village itself also benefits from a Primary School & Nursery, Recreation Ground and M.O.T Service Station.

The Victoria occupies a detached two-storey property of brick construction under tiled slate roof believed to have been built in the early 1900's. The property benefits from a sizeable front car park, open plan trade area, commercial kitchen and brick barn and single garage.

PROPERTY

GROUND FLOOR

You enter the property via the street front car park directly into an entrance porch which leads through to the open plan 'L' shaped Main Bar which has seating for 42, carpet flooring, wall lights, pool table, dartboard, 2 TVs, open brick feature fireplace and 2 AWP's. Wooden Bar Served with a double drinks fridge, till and shelving, jukebox, access to the male and female wcs and rear double doors leading through to the rear trade garden. Also off the main bar is the ground floor Cellar which includes a cooler, Python system and barrel access. Inner Hall which gives access to the first floor accommodation. Commercial Kitchen which has non-slip flooring, double stainless steel sink, six burner gas hob and oven, chargrill, extractor canopy, double deep fat fryer, domestic microwave, ice freezer, chest freezer, fridge freezer, upright fridge. Storeroom which has a washing machine, tumble dryer Worcester Bosch condensing boiler (fitted April 2018).

FIRST FLOOR

Private Accommodation which includes 3 Double Bedrooms (one of which is currently being used as an office), Lounge and Bathroom.

EXTERNAL

Car Park with space for 20 vehicles. Brick single garage which includes an inspection pit and full power lighting. Brick Barn with slate tiled roof (21' 09" x 18' 04"). Enclosed gas tank. Rear Garden which is predominantly laid to lawn has seating for 36 and a smoking shelter with wall lights.

THE BUSINESS

Our clients have operated The Victoria since 2010 and now wish to sell off their leasehold interest to focus on other business ventures. During their time here they have transformed the property into a successful community wet led public house with the majority of trade coming from village residents.

The business benefits from a yearly beer festival that brings in trade from the surrounding local villages. It is in our opinion that The Victoria would suit a professional owner who is passionate about providing a high-quality service to a loyal village audience. We also believe trade could further be increased with the new owners working more than the current limited opening hours and making use of the currently unused commercial kitchen, by creating a full-time food offering. We believe an increase in turnover and subsequent profits is almost certain.

It is our understanding that the annual net turnover stands in the region of £72,000. Further accounting detail will be made available to serious parties following a formal viewing.

TENURE

LEASEHOLD £33,000 OFFERS INVITED to include fixtures, fittings and goodwill. Stock at valuation in addition.

The property is held on a fully repairing and insuring lease from Gorgate Ltd for a term of 12 years starting 1st January 2019, with 11 years remaining. Rent is £10,600 per annum. Rent review every 3 years the next review is due to take place January 2021. The lease is within the provisions of Part II Landlord & Tenant Act 1954. The lease is free of all trade ties.

No direct approach to be made to the business, with all communications directed through Sidney Phillips. Viewing strictly by appointment only.



LICENCE

A Full Licence is held permitting the sale of alcohol from:

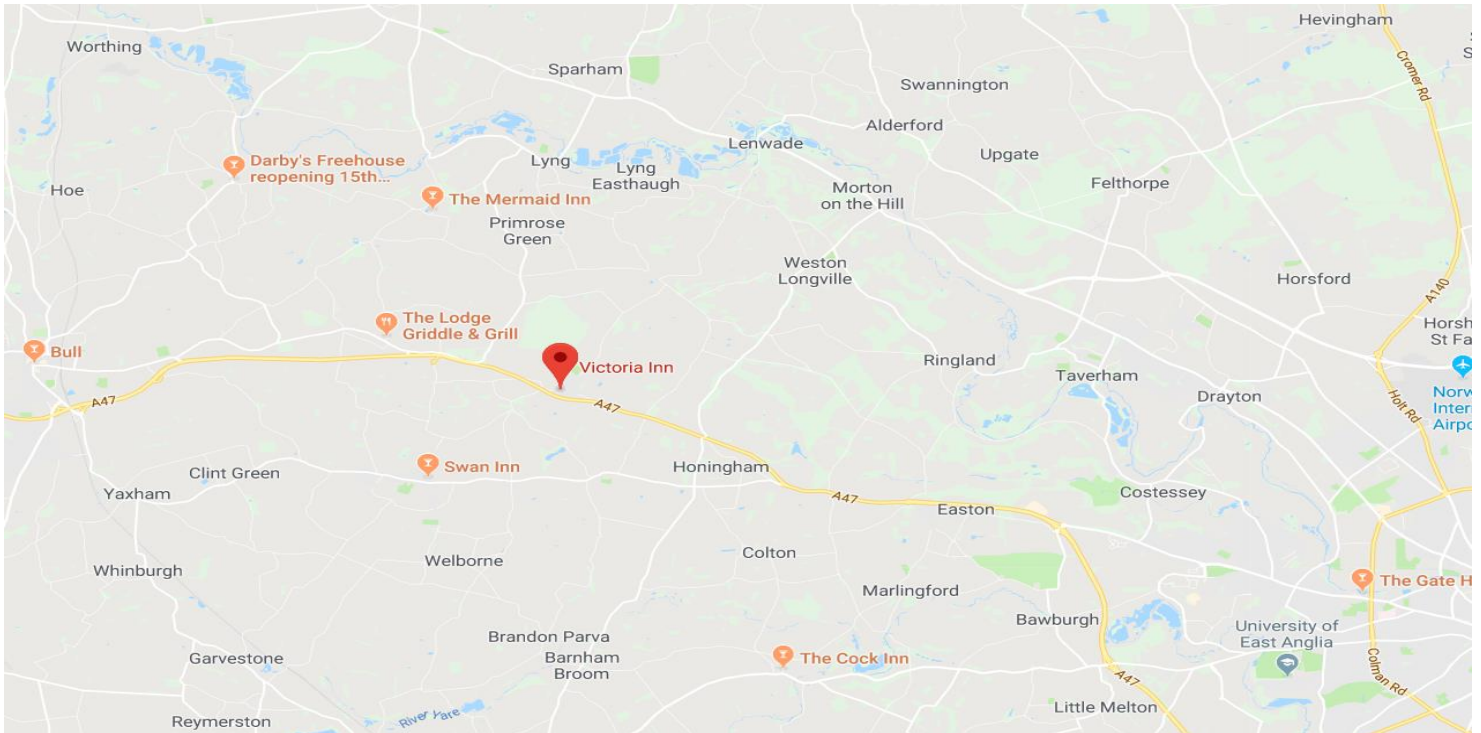
10.00 am - 11.30 pm - Monday to Wednesday
10:00 am - 12.30 Midnight - Thursday to Saturday
12 Middy - 10:30 pm - Sunday

Opening Hours:

6:00 pm - 11:00pm - Monday - Friday
12 Middy - 4:00pm & 7:00pm - 12 Midnight - Saturday
12 Middy - 6:00pm - Sunday

SERVICES

LPG heating & cooking facilities. All Other mains services are connected. The property also benefits from a fully fitted burglar alarm.



Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

84

This is how energy efficient the building is.

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Sidney Phillips, Shepherds Meadow,
Eaton Bishop, Hereford, HR2 9UA

01522 500059

East@sidneyphillips.co.uk



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