



Dog Inn

65 Holt Road, Horsford, Norwich, Norfolk, NR10 3DF

- Located in the Village of Horsford, Norfolk
- Two-Storey Detached Pub & Ancillary Tearoom
- Main Bar (30) & Games Room (18)
- Two Trade Gardens (106) & Car Park (18)
- Two Bedroom Accommodation
- Vacant Possession Sale

Freehold £275,000



LOCATION

The Dog Inn is situated on Holt Road in the busy Norfolk village of Horsford. The village is situated in the centre of the county and is located only 5 miles north from the City of Norwich. The property is 9.1 miles south of the historic market town of Aylsham and 18 miles east of the large town of Dereham. The area benefits from a variety of notable landmarks and amenities such as the City of Norwich Aviation Museum, Norwich Rugby Club and the Wensum Valley Golf & Country Club, all within a short drive of the village. Also found within Horsford itself is a pharmacy, post office, primary school and the Horsford Forest which has been designated a County Wildlife Site.

The village is in close proximity to the A1270, a vital ring-road around Norwich. The A140 Cromer Road is nearby providing fast road access to the North Norfolk coast. The closest train station to the village is found 8 miles east in the village of Salhouse which sits on the Greater Anglia Bittern Line between Norwich and Hoveton and Wroxham stations. Regular village bus services also allow travel to the nearby towns of Holt, Aylsham & Sheringham. The nearest airport is the Norwich International Airport which is located only 2.9 miles south-east.

DESCRIPTION

The Dog Inn occupies a Grade II Listed two-storey detached brick building under slate tiled roof. The property benefits from being located in a prime position within the centre of the village and has a sizeable car park, detached outbuilding/tearoom and two bedroom owners accommodation.

PROPERTY

GROUND FLOOR

Entrance to the property via entrance hall which in turn leads to the Main Bar. The bar provides seating for 30 with a brick bar servery, brick fireplace and two TVs.

From the main bar is access to the Games Room, which has seating for 18. The games room is equipped with a jukebox, pool table, dartboard and TV.

Ancillary areas include:

Fully fitted commercial kitchen

Ground floor cellar which includes a cooler and a Python system

Owners private office/dining room.

FIRST FLOOR

Private owners accommodation comprising:

2 x Double bedroom

Lounge

Reception Room

Shower Room

EXTERNAL

To the front of the property is a tarmac Car Park with space for 18 vehicles, Trade Garden with seating for 60 and decking with seating for 22.

To the rear of the property is a trade garden with seating for 46 predominantly laid to lawn and a brick outbuilding with slate tiled roof which is currently used as a Tearoom.

Furthermore there is a private owners garden and courtyard with store and log store.

THE BUSINESS

The Dog Inn most recently operated as a 100% wet-led community public house serving residents in the immediate vicinity and surrounding villages. The most recent tenants had been in the property for just over 9 years and had built up a well established business with trade benefiting from hosting a pigeon club and 2 darts teams that participated in the local leagues. As well as this live sporting events were shown with BT television. It was in our opinion that the introduction of a food offering by operating the currently unused food kitchen could further trade.

The most recent tenants have also improved the structure of the property by converting an adjacent brick built outbuilding into a Tearoom which we believe could be continued with minimal effort.

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

FREEHOLD ASKING PRICE £275,000.

VAT will apply on the sale of this property. It will be 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.

The purchaser (via their solicitor) will be required to pay an abortive legal fee deposit of £5,000 (to be held by the seller's solicitor) prior to the release of the legal package. The Purchaser will have 15 working days from the date the legal pack is released from the seller's solicitor to the purchaser's solicitor to exchange contracts. 10% of the purchase price will be payable upon exchange of contracts. If the purchaser exchanges contracts within such period, the abortive fee deposit will be credited against the purchase price. If the purchaser withdraws from the transaction or the contracts are not exchanged within such period, the abortive legal fee will be forfeited.

The seller will undertake to provide timely responses to the purchaser's enquiries and comments to facilitate their ability to exchange contracts within the required time. The deposit will be refunded if the seller is unable to show good title or withdraws from negotiations within the required time (save where due to the seller revising the agreed terms). If exchange shall not occur within the required time, the seller shall be free to withdraw from the transaction and retain the abortive deposit. Completion to be 15 working days after exchange of contracts. The fixtures and fittings that remain on the premises at the time of completion will be included in the sale. Any third party items and items such as beer raising and cellar cooling equipment, branded items, and gaming machines etc. will be excluded. An inventory will not be provided.

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

LICENCE

A full Premises License is held permitting the sale of alcohol by retail:
Monday to Sunday 07:00-01:00

SERVICES

All main services are connected.
Rateable Value is £5,375.



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