

THE BELL INN

KING STREET, THETFORD, IP24 2AZ

SUBSTANTIAL FREEHOLD COACHING INN FOR SALE



savills



HIGHLIGHTS INCLUDE:



Freehold Coaching Inn



Grade II* listed building



45 Ensuite rooms



Property arranged over four levels extending to 36,834 Sq Ft (3,422 Sq M)



Site extending to approx. 0.749 acres



Bar and restaurant areas with seating for 76 covers internally and 46 covers externally



Designated parking for 48 vehicles



Offers in excess of £1,500,000 are invited for the benefit of our client's freehold interest.



LOCATION

The Bell Hotel is located in the busy Norfolk market town of Thetford which is located approximately 33 miles north east of Cambridge and within close proximity of the A11. The property is situated at the intersection between King Street and Bridge Street, immediately adjacent to the Little Ouse River. The surrounding area is of mixed use comprising a mix of retail and residential uses. Occupiers nearby include The Riverside Leisure Complex with operators including Travelodge, The Light Cinema and Anytime Fitness.

DESCRIPTION

The Bell comprises an original Grade II* Listed building dating back to the 16th Century which is of brick construction with part painted and rendered elevation under a pitched tiled roof. There are a number of more modern extensions which make up the hotel accommodation to the rear. The property is laid out to provide accommodation at basement, ground and two upper floor levels.

ACCOMMODATION

Internally

Internally the property has a large bar and restaurant area, three separate function suites, catering kitchen, customer WC's and a number of ancillary areas at ground floor. The hotel accommodation is laid out over first and second floor levels and provides 45 ensuite bedrooms, one of which is currently being used by staff. In addition, there is a 4 bedroom managers flat at third floor level.

Externally

Externally the property benefits from a customer terrace which is currently laid out for 46 covers. There is a courtyard car park for approximately 48 vehicles.



LINKS

LOCATION

GOOGLE STREET VIEW

VIRTUAL TOUR

BIRDS EYE VIEW

DRONE VIDEO

ACCOMMODATION

The property has the following approximate gross internal areas.

Area	Sq. m	Sq. ft
Cellar	423	4,553
Ground Floor	1,215	13,078
1st Floor	1,094	11,776
2nd Floor	690	7,427
Total	3,422	36,834

ROOMS

Room Type	Number
Single	5
Double	31
Twin	7
Family	2
Total	45





TENURE

The property is held freehold (Title Number NK193325).

PLANNING

The property is a Grade II* listed building (Listing Ref: 1195935) and is located within the Thetford Conservation Area.

EPC

C-69.

RATEABLE VALUE

2026 - £61,000



VAT

VAT may be applicable at the appropriate rate.

TRADING INFORMATION

Trading information may be made available to interested parties upon request.

FIXTURES & FITTINGS

The property will be sold as seen, including all fixtures and fittings owned outright. No inventory schedule will be provided, and all items remaining on the day of completion, excluding any third-party equipment, will be included in the sale.

MONEY LAUNDERING

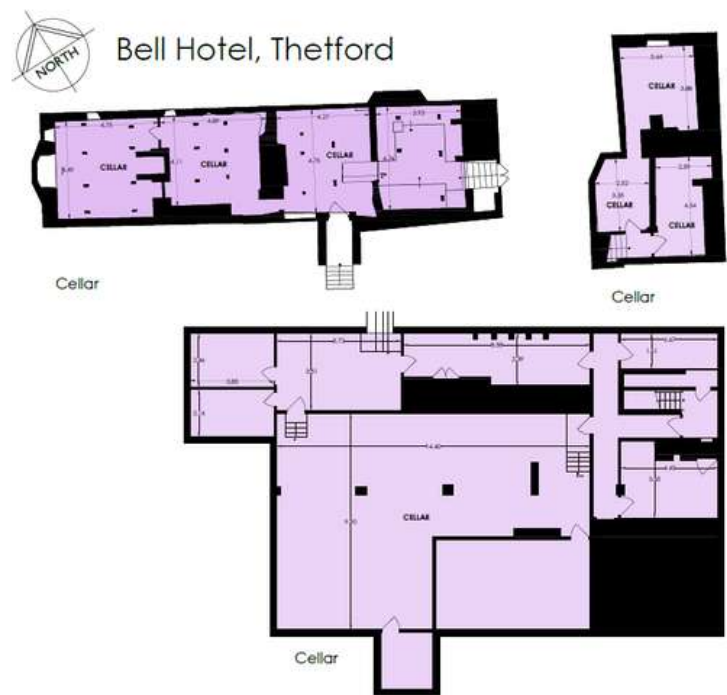
Money Laundering Regulations require Savills to conduct checks upon all prospective purchasers. Prospective purchasers will need to provide proof of identity and residence.

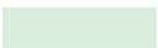
TERMS

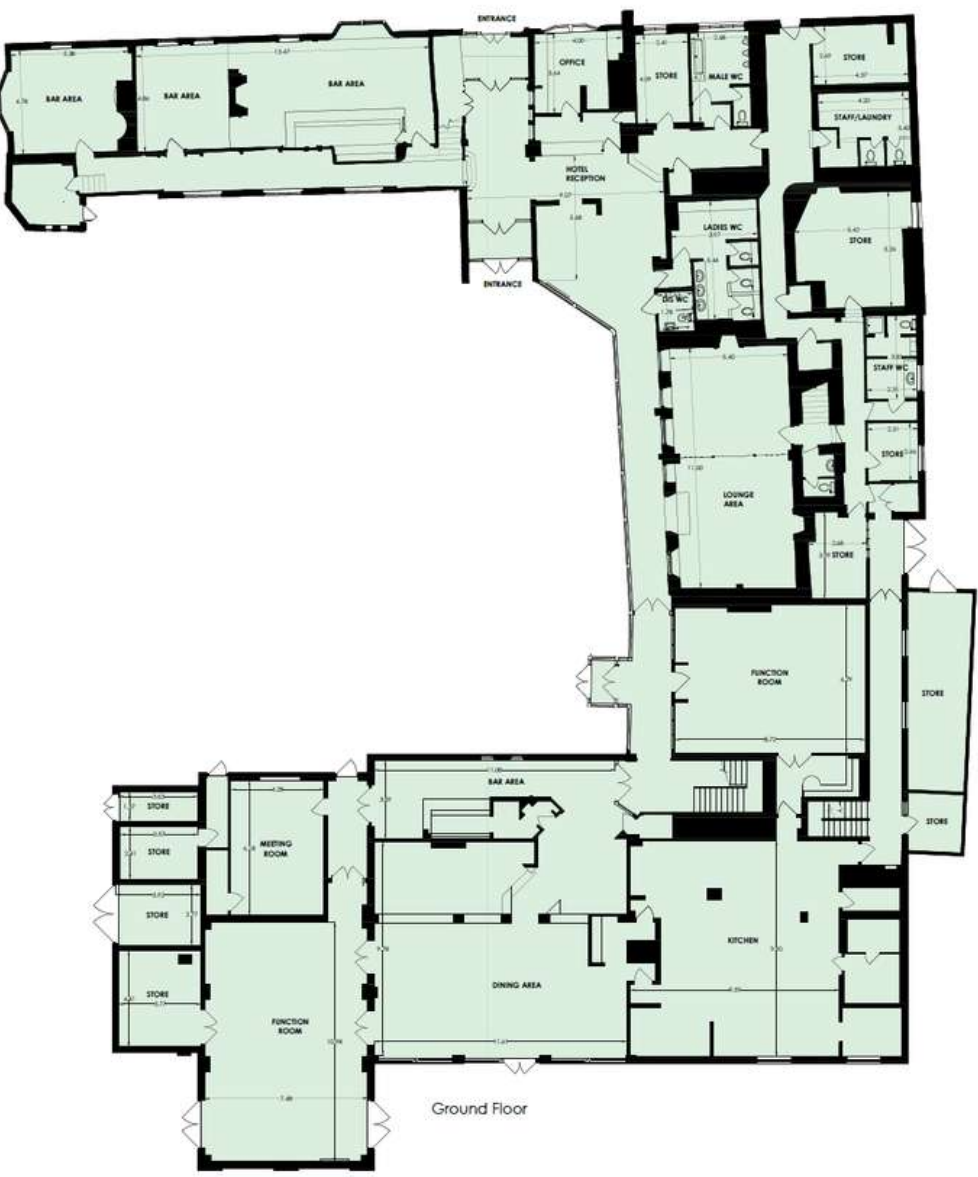
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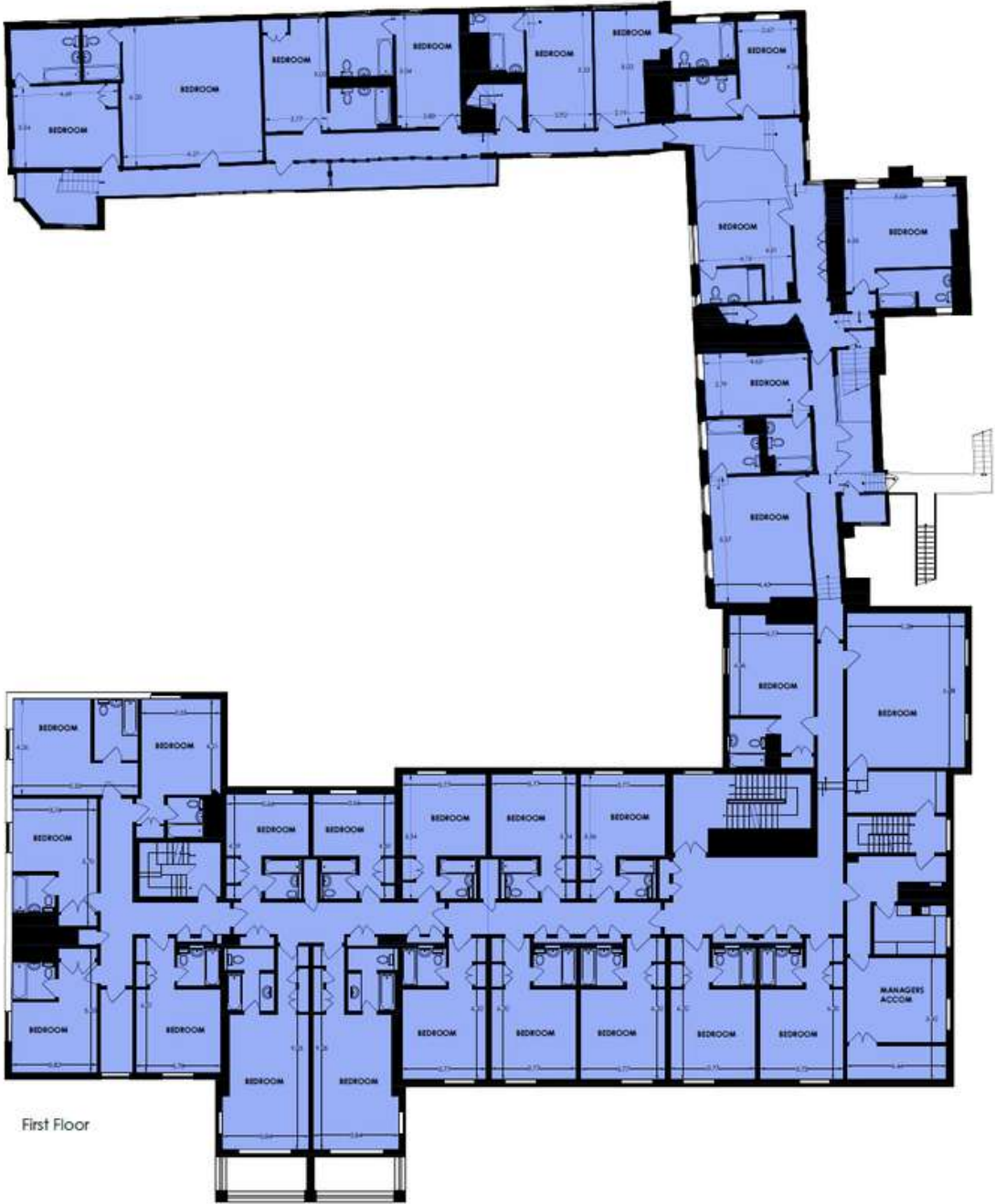


FLOORPLAN

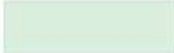


Floor Area Key:	
	Cellar Floor gross internal area = 423 sqm / 4553 sq ft
	Ground Floor gross internal area = 1215 sqm / 13078 sq ft
	First Floor gross internal area = 1094 sqm / 11776 sq ft
	Second Floor gross internal area = 690 sqm / 7427 sq ft
Total Letting Rooms = 45	
Total Gross Internal Area = 3422 sqm / 36834 sq ft	
The position & sizes of doors, windows, appliances & other features are approximate only. Drawing not to scale. Dimensions on drawing given in metres.	





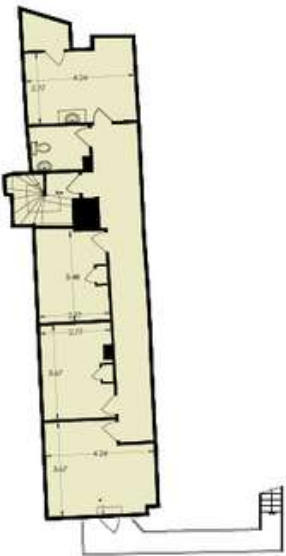
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Bell Hotel, Thetford

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Second Floor

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VIEWINGS

All viewings must be made by prior appointment and under no circumstances should any direct approach be made to any of our clients staff. For further information and all viewing requests please contact the sole selling agents Savills.

CONTACT

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