

Norman Warrior

To Let

New 'Free of Tie' Lease at a Rent of **£39,000** per annum (exc VAT)

Norman Warrior, Fir Lane, Lowestoft, Suffolk, NR32 2RB

AT A GLANCE

- Prominent 2 Storey Building Occupying 0.6 Acres
- Located in Dense Residential Area
- Trade Kitchen
- Extensive Car Park (c50 cars)
- 'Free of Tie' Lease
- 1 Mile from Central Lowestoft and Oulton Broad
- Main Bar, Dining Area & Function/Sports Room
- Large Pub Garden to Rear (c70)
- 2 Bedroom Private Accommodation
- Ideal Community Pub Opportunity

Viewing And Further Information

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PROPERTY

Internal Trade Areas - Main lobby entrance to front of property, with access to main bar and restaurant area. Main bar with wooden top severy. Carpeted throughout with fixed bay seating. Coal burner and access to Ladies and Gents WC. The area can seat approx 40 customers. Leading to function or sports room to the rear. Large open plan space which is ideal for pool table and showing live sports. Alternatively the room could be used as a function space to seat approx 40-50 customers. Immediate access to the trade kitchen. Patio door to the beer garden. Turning left in the main lobby provides access to a restaurant/dining area with separate wooden top severy. Wooden flooring throughout. Fireplace for wood burner. Access to rear beer garden. Area can seat approx 50 customers. Basement cellar accessed from behind the main bar severy. Trade kitchen with wash up/prep area and dry store.

Private Accommodation - 1st floor (internal access only) consisting of 2 double bedrooms, lounge, bathroom and kitchen. Further stairs leading to access to ground floor flat roof.

External Areas - Extensive car park to the side and front of the property, for at least 50 cars. Large beer garden laid to grass with raised patio seating area, which can seat approx 70 customers.

PLANNING

The property is not listed and is not situated within a conservation area.

MEASUREMENTS

Site area of - 0.649 acres

Total Floor Area - 3,563 sq ft

*all measurements are approximate and taken from digital mapping systems

FIXTURES & FITTINGS

Ingoing tenant will purchase the loose trade inventory from the landlord at an agreed valuation on completion of the Lease (or Agreement for Lease if sooner). You must repair and replace these items as necessary during the term.



THE BUSINESS

The business is closed (end of 2025) and there is no trade warranted or sold. We do not have access to any previous trading information.

RATES & CHARGES

Rateable Value as of 1st April 2026 - £20,000

TENURE

New 'Free of Tie' Lease at a Rent of £39,000 pax. Term to be agreed. The Lease will be protected by Part II of the Landlord and Tenant Act 1954.

The in-going tenant will also be responsible for all rates and any other outgoings that may affect the property including but not limited to utility charges and they must notify all continuing suppliers to the property of their occupation at the beginning of the Term. The equivalent of three months' rent is required as a deposit. Interest is payable upon this. The rent will be subject to annual increase in line with the Retail Price Index and also an upwards only open market review will be conducted every 5 years and also on the penultimate day of the Term.

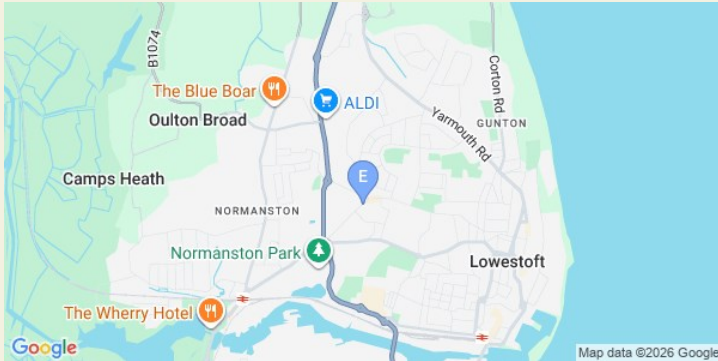
A full business plan with 3 year forecast will be required, as well as a lease application form to be submitted in order to allow necessary credit checks. Leases in a company name will need to provide 2 personal guarantees in addition to the deposit requirement.

Copy of full non-negotiable heads of terms available upon request.

PREMIUM

Nil Premium.





LOCATION

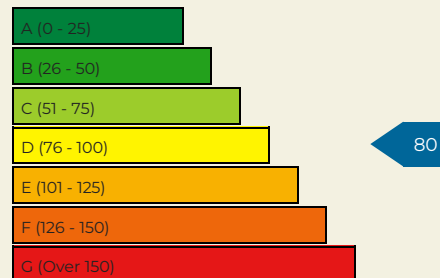
The Norman Warrior is located on a main roundabout intersection between Lowestoft town centre (1.2 miles) and Oulton Broad North railway station (1 mile) with bus stops nearby and ample parking. The pub itself is set in a residential area, with plenty of local footfall. There is also a convenience store, fish & chip shop & kebab shop located next door.

Oulton Broad is a busy tourist and sporting centre with many beautiful sights to take in, a range of activities to try out and places to visit, shop, eat and drink.

Lowestoft is famous for being the most easterly town and the first place to see the sunrise in the UK, it's also the birthplace of composer Benjamin Britten. With its alluring sandy beach and the beautiful Broads, Lowestoft is a place that connects with and celebrates the sea. The town is a favourite with families, and there's plenty to see and do; with two piers, a wildlife park, an award-winning theme park, museums and a busy theatre which is home to the Royal Philharmonic Orchestra.



EPC



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