

New Lease Available

New Lease: £30,000 Per Annum Exclusive (subject to contract)

The Wheelwrights Arms, 63 Beccles Road, Gorleston, Great Yarmouth, Norfolk NR31 0PS

NEW LEASE AVAILABLE PUBLIC HOUSE WITH LIVING ACCOMMODATION AND CAR PARKING

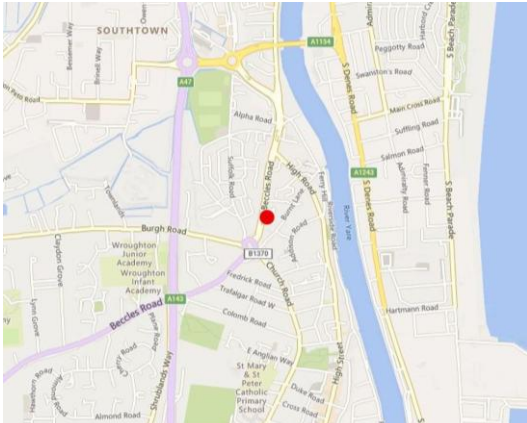
- Located close to Gorleston town centre
- Situated in a popular residential area
- Highly visible from road
- Long established use as a large community pub
- Two bedroom living accommodation
- Double garage and large car park
- Potential for alternative uses (subject to planning consent)



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Gorleston-on-Sea

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

Location

The property is situated on the A143 Beccles Road, close to the slip road access to the A47, the main east coast road, linking Lowestoft and Norwich. To the north is the third river crossing (Herring Bridge). Within a densely developed area, the immediate surrounding properties are predominantly residential and with a large convenience store adjacent.

Description

A substantial brick built building with prominent painted frontage to Beccles Road and direct road access. The public house and residential parts to the rear and above extend to over 2,500 sq ft.

The public house comprises a good-sized open lounge bar and with further seating and games areas. A good amount of customer seating is achieved by combination of fixed perimeter seats, chairs around freestanding tables and bar stools. Also at ground floor level are ancillary beer cellar, stores and customer w.c. facilities.

The residential part is arranged over part ground floor and first floor and provides good sized and well presented living accommodation. To the rear of the pub are a large well proportioned lounge and with modern well fitted kitchen off. A conservatory is also accessed from the lounge had previously been used as an office. At first floor level are two double bedrooms, a luxury bathroom with double jacuzzi bath and separate w.c. off the landing.

Externally is a front beer patio, enclosed rear patio, side courtyard, double garage and car parking area.

Business (Previous)

Previously a long established community pub open 7 days a week. The pub offered real ales, big TV screen and with pool, darts and competitions.

Services

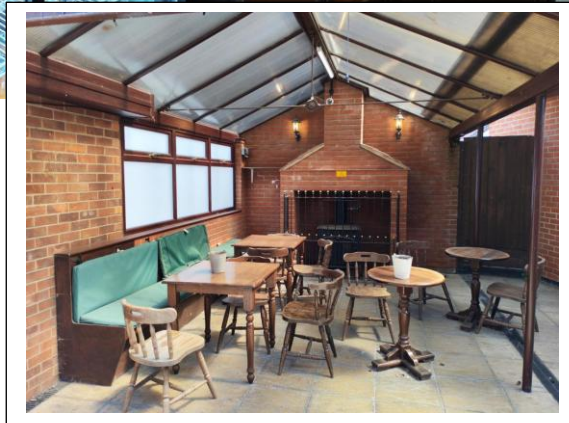
Mains water, electricity, gas and drainage are connected to the property.



Tenure & Terms

A new lease on tenant's full repairing and insuring terms at an initial rent of £30,000 plus VAT per annum exclusive (subject to contract).

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Possession

Vacant possession upon completion of a lease.

Plant & Equipment

Not all the systems or equipment in the property has been tested by the vendor or their agent to ensure that they are in working order. Prospective tenants should rely on their own investigations.

Fixtures, Fitting & Equipment

An inventory of trade stock, fixtures and equipment to be agreed at offer stage. The fixtures, fittings and equipment owned by the vendor remaining in the property on the day of completion are included in the letting. All items owned by third parties are not included in the transaction.

Planning

The property is established as a public house with living accommodation above.

The property has potential for alternative uses subject to planning consent. Please contact the agent to discuss.

Business Rates & Council Tax

£16,750. We understand the business rates payable for the current year are approximately £5,438.72 with the benefit of rates relief.

Council Tax assessment is Band 'E'.

EPC

The Property has an Energy Performance Rating of "C" (Rating 62). The Certificate and Recommendation Report are available upon request.

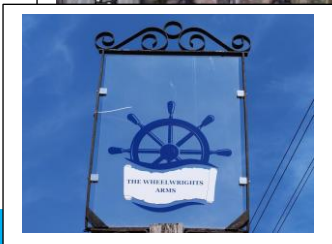
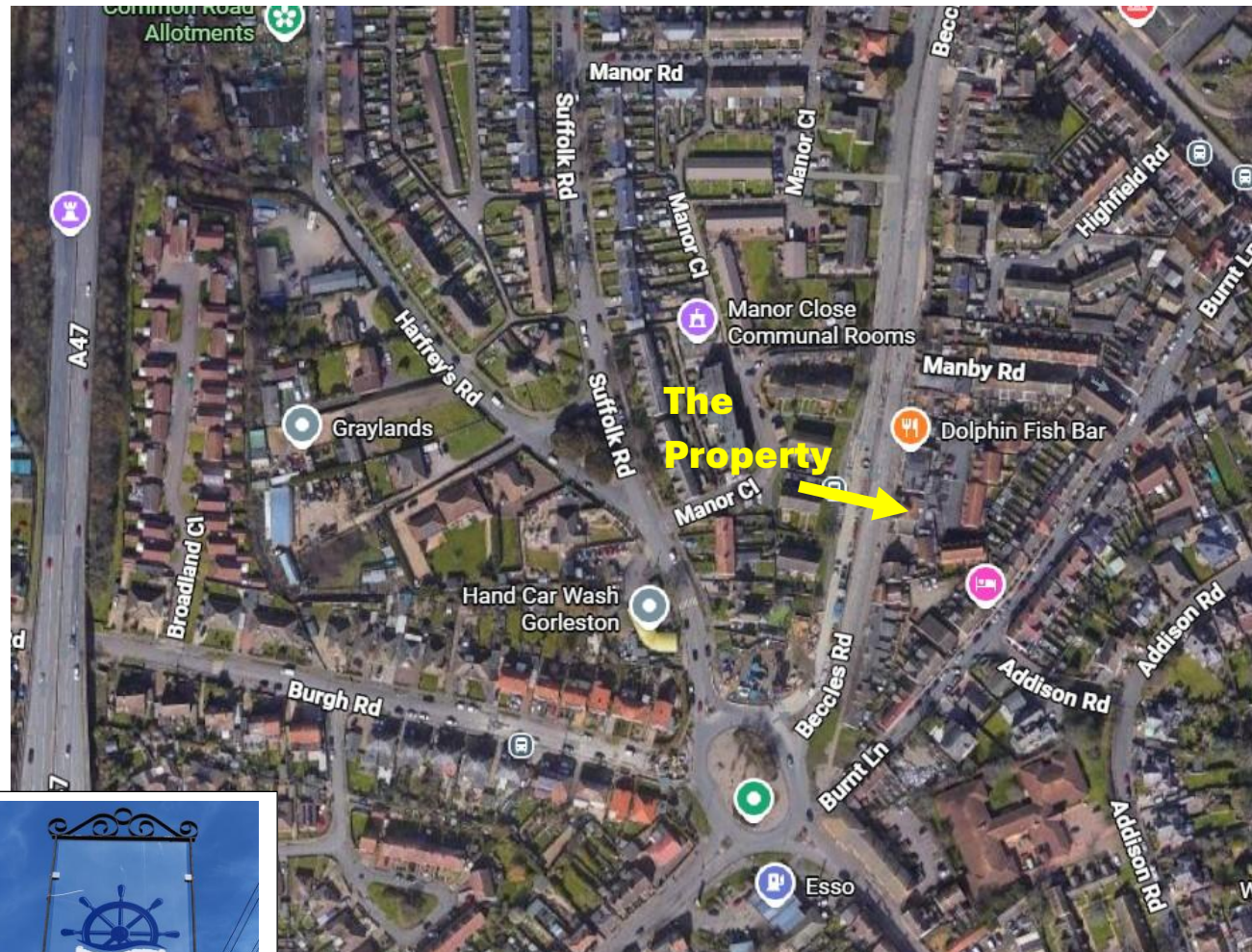
VAT

We understand that VAT will be applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs.

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Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Agent Details

For further details please contact:

Hamish Duncan

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www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN



Residential lounge



Residential bedroom

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