

## For Sale: Commercial Property



### INVESTMENT OPPORTUNITY

Income £42,000 p.a. exclusive. A well known centrally located 12 bedroom Hotel with private parking about 9 miles South West of the City of Norwich.

- Offers In Region Of £525,000
- 12 Bedroom Hotel
- Private Parking
- Full Fire Compliance
- Fully Licenced
- Fully Equipped
- Freehold - South Norfolk

## FREEHOLD - SOUTH NORFOLK

### FOR SALE - BY PRIVATE TREATY

A well known centrally located 12 bedroom Hotel with private parking, about 9 miles South West of the City of Norwich, which has all major city facilities including mainline railway, airport linking to all Worldwide destinations via Amsterdam.

There are excellent schools and other amenities nearby.

The extensive premises are generally in good condition throughout and are offered as an investment, currently producing £42,000 per annum, exclusive. The rent is subject to increments at various times.

Full Fire Compliance

Fully Licenced

Fully equipped

### Price

Offers are invited in the region of £525,000 for the freehold interest, fully equipped.

### Ground Floor

Main front door to Reception, Inner Hallway, Stairs, Large Restaurant, Extensive Kitchens, Guests Lounge, Bar Servery and Extensive Bar Area.

Usual domestic offices, 3 ground floor en-suites (full disabled access).

Access to large car parking area.

### First & Second Floor

9 en-suite bedrooms.

Floor	Description	M.sq.	Sq. Ft.
Ground	Cafe	42.27	455
	Reception Room	35.86	386
	Bar & Lounge	48.22	519
	Kitchen	39.58	426
	3 Bedrooms	65.59	706
First Floor	5 Bedrooms plus Staff Accommodation	147.71	1590
Second Floor	4 Bedrooms	100.42	1081
	<b>TOTAL</b>	<b>479.65</b>	<b>5163</b>

### Note

This building had been a hotel since the early 1980's, extremely well located property with excellent private parking.

### Services

All mains services are connected.

### Outgoings

Rateable value £ SNDC

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Property Misdescriptions Act 1991

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**01603 618 618**

64-66 Westwick Street Norwich, Norfolk, NR2 4SZ  
[www.purecommercialproperty.co.uk](http://www.purecommercialproperty.co.uk)

