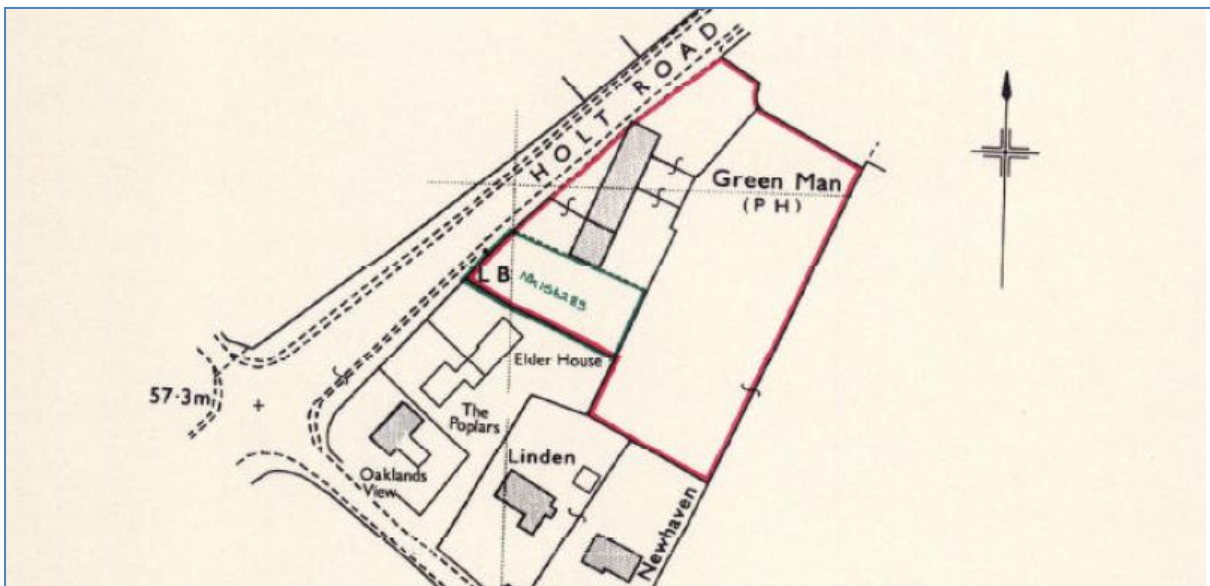


PROMINENT ROADSIDE PUB SET IN OVER 1 ACRE

THE GREEN MAN HOLT ROAD, LITTLE SNORING, FAKENHAM, NORFOLK, NR21 0AY



*Green edged area excluded from sale

- **BUSY ROADSIDE LOCATION (A149)**
- **GROUND FLOOR AREA- 330m² / 3,550 sq ft (APPROX)**
- **CLOSE TO NORTH NORFOLK COAST**
- **IN EXCESS OF 80 COVERS**
- **SITE AREA- 1.05 ACRES (APPROX)**

FREEHOLD FOR SALE - OIRO £300,000, EXC VAT

LOCATION

Little Snoring is situated some 4.5 miles north-east of Fakenham. With a busy, roadside location of the well-used A149 (King's Lynn to Cromer Road), the pub lies in close proximity to The North Norfolk Heritage Coastline and seaside destinations including Brancaster, Holkham, Blakeney Point and Cromer.

PROPERTY

The Green Man is a two storey building with brick and flint construction under a pitched tiled roof. There is a single storey extension to the rear, built to house the trade kitchen and adjoining prep areas.

The main entrance to the property leads straight into the main bar from Holt Road. Catered to by a wooden bar servery, this area allows space for 40-50 covers. Adjacent is a restaurant area, served by its own bar, which caters to a further 30-35 covers. To the rear of the main servery are an office and well-equipped trade kitchen with adjoining prep and storage areas. There is also a large ground floor cellar.

The private accommodation on the first floor consists of 3 double bedrooms and a large bathroom. This living space is supplemented, on the ground floor, by an adjoining letting cottage replete with kitchen, bathroom and double bedroom. Direct access can be obtained from the main road via a private front garden.

There is a large beer garden to the rear, along with space for the 5 touring caravans. The property's car park allows space for over 30 vehicles.

The area of the site, as measured from digital mapping, is approximately 4,270m² or 1.05 acres and the ground floor footprint extends to 330m² (3,550 sq ft).

PLANNING

We are advised that the property is neither listed nor falls within a conservation area. Prospective purchasers are advised to make their own enquiries to North Norfolk District Council at www.northnorfolk.org or by telephone on 01263 513811.

RATES

The current 2010 Rateable Value for the public house is £10,750 per annum. The residential element is Band A, with an annual charge of £1,002.17.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE GUIDE

Freehold offers are invited the region of £300,000 exc VAT, which will be payable at the prevailing rate, offered with vacant possession.

For further information or to arrange a viewing contact Chris Rogers on 07900 684488, chris@everardcole.co.uk, or Tom Nichols on 07715 054959, tom@everardcole.co.uk

