



# FOR SALE

Bond Wolfe  
**bw**

**WATLING**  
REAL ESTATE



**Freehold public house on 0.75 acre site with alternative use and development potential, subject to obtaining the necessary planning consents**

The Gull Inn, Loddon Road, Norwich, Norfolk, NR14 7PL

GUIDE PRICE:

**£450,000**

## LOCATION

The property is located approx. 5 miles southeast of Norwich on the A146 Loddon Road. The property is strategically situated on, and highly visible from, Loddon Road. Loddon Road is a busy arterial route between Norwich city centre and Lowestoft and is traversed by approx. 6,000 cars per day.

Popular Norfolk walking and coastal holiday destinations such as The Broads, Great Yarmouth, Cromer, Mundesley, Blakeney, and Overstrand are all within an hour's drive. Norwich International Airport is less than a 20 minute drive from the property and offers flights to and from 14 destinations in 8 countries including the UK, Spain, Greece, Majorca, Turkey, Finland and Amsterdam.

## DESCRIPTION

The property comprises a vacant detached Grade II listed public house of approx. 5,961 sq. ft. on a site area of approx. 0.75 acre.

Externally there is car parking for 44 vehicles and a landscaped garden with outdoor seating area. Internally there is a central bar, cellar, restaurant, lounge, commercial kitchen with scullery, external cold room, and WCs to the ground floor. To the first floor there is an open plan dining area with roof terrace, office, and flat providing 3 bedrooms, bathroom, storeroom, and reception room.

The property benefits from a large trade area seating 165 covers internally, and 45 covers externally. We understand turnover outside Covid periods was in excess of £500,000 p.a. (70% food / 30% wet sales). Please note no trading information is available.

The property could continue to be operated as a public house but also offers alternative use and development potential, subject to obtaining the necessary planning consents.



## ACCOMMODATION

### Public House:

4,863 sq. ft ( 451.78 sq m)

### Basement:

Cellar

### Ground Floor:

Bar, Restaurant, Lounge Areas, Commercial Kitchen, Ladies & Gents WC's, Scullery.

### First Floor:

Open Plan Dining Area, Office.

### Managers Apartment :

1,098 sq.ft. (102 sq.m.)

Three Bedrooms, Bathroom, Store Room, Reception Room.

### Outside:

Car Park for approximately 44 vehicles, Rooftop Terrace, Landscaped Grounds & Seating Area.

## EPC

C Rated

## TENURE

Freehold.

## LEGAL COSTS

Each party are to be responsible for their own legal costs that may be incurred in this transaction.

## ANTI-MONEY LAUNDERING

In accordance with anti-money laundering regulations, two forms of identity and confirmation of the source of funding will be required from the successful purchaser.



# CONTACTS

**James Mattin**

0121 524 1172  
jmattin@bondwolfe.com

**Toby O'Sullivan**

+44 (0)7958 019 732  
toby.osullivan@watling.com



Bond Wolfe for themselves and for the vendors or lessors of this property whose agents they are, give notice that: (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute part of, an offer or contract. (ii) all descriptions, dimensions, references to condition and necessary permission for use and occupation, and other details, are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on them as statements or representations of fact but should satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Bond Wolfe has any authority to make or give any representation or warranty whatsoever in relation to this property.