

UNOPPOSED VILLAGE FREEHOUSE OPPORTUNITY

THE VINE

HIGH STREET, HOPTON, DISS, NORFOLK, IP22 2QX



- 3 TRADE AREAS – POTENTIAL FOR 75 COVERS
- 4 BEDROOMS ABOVE
- SITE AREA- 0.59 ACRES (APPROX)
- GROUND FLOOR FOOTPRINT- 266m² / 2,863 sq ft (APPROX)

FREEHOLD FOR SALE - OIEO £275,000, EXC VAT

LOCATION

Hopton is a village in the St Edmundsbury district of Suffolk. Located just south of the Norfolk border on the B1111 road between Stanton and Garboldisham, it lies equidistant from Diss and Thetford. The pub itself lies at the centre of this linear village, on the dominant High Street.

PROPERTY

The Vine is a 2 storey detached property under pitched slate roof. The ground floor provides a large, sprawling trade area centring on a wooden bar servery. The main bar area serves 30 covers whilst the adjoining trade space, currently housing a pool table could incorporate 20 more. Down a couple of steps is a lowered dining area which can serve a further 25 covers. This space is currently functioning as an auxiliary games room. These spaces are well supported by a small trade kitchen, male & female WCs and basement cellar.

The private accommodation comprises 2 double bedrooms, 2 singles, living room, bathroom and kitchen at 1st floor level. This space is supplemented by a detached 2 storey stable house which incorporates double bedroom, bathroom, living room and kitchenette. An adjoining garage is also present, along with a further storage shed directly to the rear of the main pub building.

Externally, the property also provides 20 parking spaces and a large grassed trade garden to the rear replete with a fully-functioning outside bbq.

The area of the site, as measured from digital mapping, is approximately 2,392m² or 0.59 acres and the ground floor footprint extends to 266m² (2,863 sq ft).

PLANNING

We are advised that the property is not listed but does fall within a conservation area. Prospective purchasers are advised to make their own enquiries to St Edmundsbury District Council at www.stedmundsbury.gov.uk or by telephone on 01284 763233.

RATES

The current 2010 Rateable Value for the public house is £3,700 per annum. The residential element is Band B, with an annual charge of £1,153.57.

LEGAL COSTS

Each party to be responsible for their own legal costs.

PRICE GUIDE

Freehold offers are invited *in excess* of £275,000 exc VAT, which will be payable at the prevailing rate, offered with vacant possession.

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

