



# Lord Nelson

## Freehold

Offers in the Region of **£250,000** (plus VAT) Plus F&F at Valuation

Lord Nelson, 33 Trafalgar Road, Gorleston, Norfolk, NR31 8BS

### AT A GLANCE

- 2 storey corner property
- 5 min drive to Great Yarmouth
- Just off A47
- Patio courtyard garden
- 3 bedroom private accommodation
- Set in residential area
- Popular community pub
- Main bar, lounge bar, dining/function room
- Trade kitchen
- Available with Vacant Possession

### Viewing And Further Information

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## PROPERTY

Front entrance leading directly into main bar with horseshoe servery, open fireplace. Can seat approx 20 customers (including bar seating). Ladies WC and access to lobby and 2nd entrance from the front. Extensive dining/function room. Currently used as a sports bar area. Could seat up to 30 customers. Conservatory overlooking patio garden with seating for approx 12 customers. Lounge bar to the left of the main entrance with extended servery. Seating for up to 20 customers. Access to Gents WC. All customer areas are traditionally decorated throughout and kept in good condition. Equipped trade kitchen with prep and wash up area. Several dry storage rooms. Ground floor cellar.

1st floor private accommodation consists of 3 bedrooms, lounge, bathroom and kitchen. Internal access only.

External areas consist of an enclosed patio beer garden to the rear, with covered smoking shed. Area could seat up to 40 customers.

## PLANNING

The property is not listed and is not situated within a Conservation Area

Those looking to purchase for alternative use are asked to make their own enquiries regarding possible planning via [Great Yarmouth Council](#)

## MEASUREMENTS

Site area - 0.169 acres

Total Floor Area - 4,370 sq ft

## FIXTURES & FITTINGS

The trade fixtures and fittings, including the kitchen, are available to purchase at a separate cost following a valuation by an accredited third party.



## THE BUSINESS

The property will be sold with vacant possession. Therefore no trade is warranted or sold. There are no previous trading figures available.

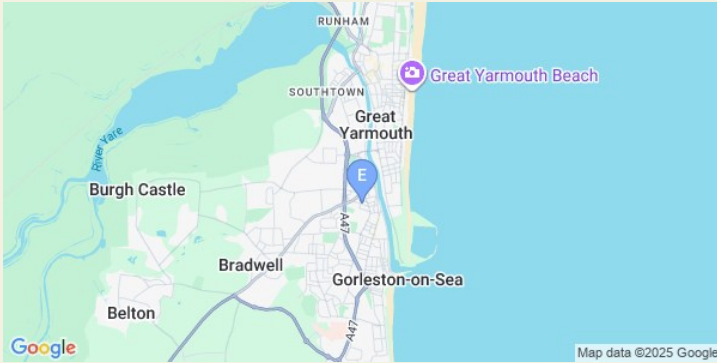
## RATES & CHARGES

Rateable Value - £10,000 as of 1st April 2023.

## TENURE

Freehold with benefit of vacant possession looking for offers in the region of £250,000 (plus VAT). The property is being 'sold as seen' and all parties are asked to carry out their own due diligence before submitting an offer. Our clients will not consider any offers that are subject to any planning, house or business sales.

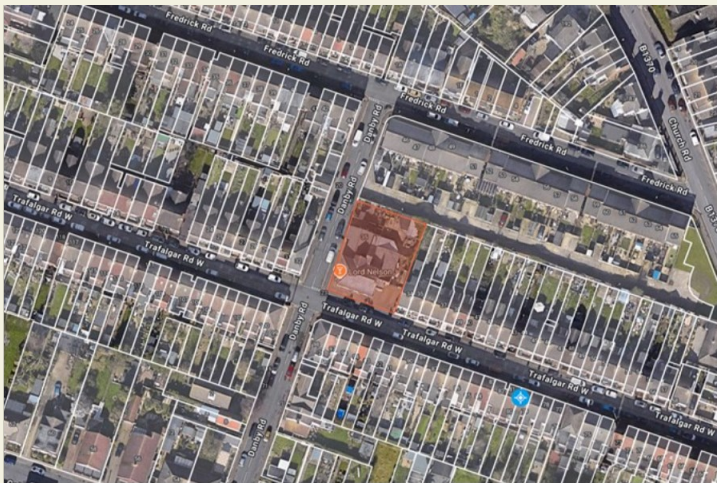




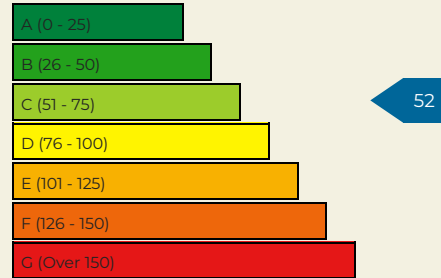
**LOCATION**

The Lord Nelson is a prominent 2 storey corner property located in a dense residential area of North Gorleston in Norfolk, just a few minutes from the popular seaside resort of Great Yarmouth. The A47 is just one minute away, with road links to Great Yarmouth, Norwich, Lowestoft and Kings Lynn.

Gorleston-on-Sea lies just to the south of Great Yarmouth with its own huge bay and riverside and a stunning sandy beach stretching into the distance below cliff gardens and a grand promenade. TripAdvisor has named Gorleston as number one in the Best Beaches in the UK and twelfth on the Best European Beaches. The glorious beach is a firm favourite with locals and visitors for lazy days in the sun, it's also one of the best destinations in the Great Yarmouth area if windsurfing, surfing or body-boarding is your preferred seaside activity.



**EPC**



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