

RAMPANT HORSE

3 QUEENS ROAD, FAKENHAM, NR21 8BS

PUBLIC HOUSE IN FAKENHAM FOR SALE ON BEHALF OF THE STONEGATE GROUP





RAMPANT HORSE
ESTD 1850

PREMIUM BRANDS
GREAT VALUE
ALL THE GREAT SPORTING ACTION
sky SPORTS BT SPORTS
SPORTS
CRAFT BEER

RAMPANT HORSE
ESTD 1850

RAMPANT HORSE
ESTD 1850

DOG
KARAOKE
LARGE
FR

DOG
KARAOKE
LARGE
FR

LIVE
SPIN-WHEEL
FREE POOL TUES
4 for 6 SOURZ

LIVE
SPIN-WHEEL
FREE POOL TUES
4 for 6 SOURZ

sky
TNT
DRAUGHT PINTS
WEDS

WEDS
BINGO

HIGHLIGHTS INCLUDE:

- Freehold
- Grade II Listed
- Central location in the market town of Fakenham
- Prominent corner position fronting Queen's Road
- External trade terrace to the side elevation and beer garden to the rear elevation
- Staff accommodation at first floor comprising two bedrooms
- Separate accommodation block comprising two apartments
- Property arranged over three levels
- Offers are invited in excess of £425,000

LOCATION

Fakenham is a market town in Norfolk which is situated 21.6 miles east of King's Lynn and 24.9 miles north of Norwich. The area is well connected with the A148 providing access to the North Norfolk Coast and King's Lynn.

The Rampant Horse occupies a prominent position fronting Queen's Road a short distance from Millers Walk Shopping Centre. The surrounding area is a mix of residential and commercial with nearby occupiers including Morrison's, Argos, Greggs and Superdrug.

DESCRIPTION

The Rampant Horse comprises the ground, basement and first floor of a two storey detached building with painted rendered and brick elevations beneath a pitched and hipped roof. There is a separate semi-detached two storey accommodation building and a single storey detached garage to the rear of the site. To the side of the pub is parking for 4 vehicles.

LINKS

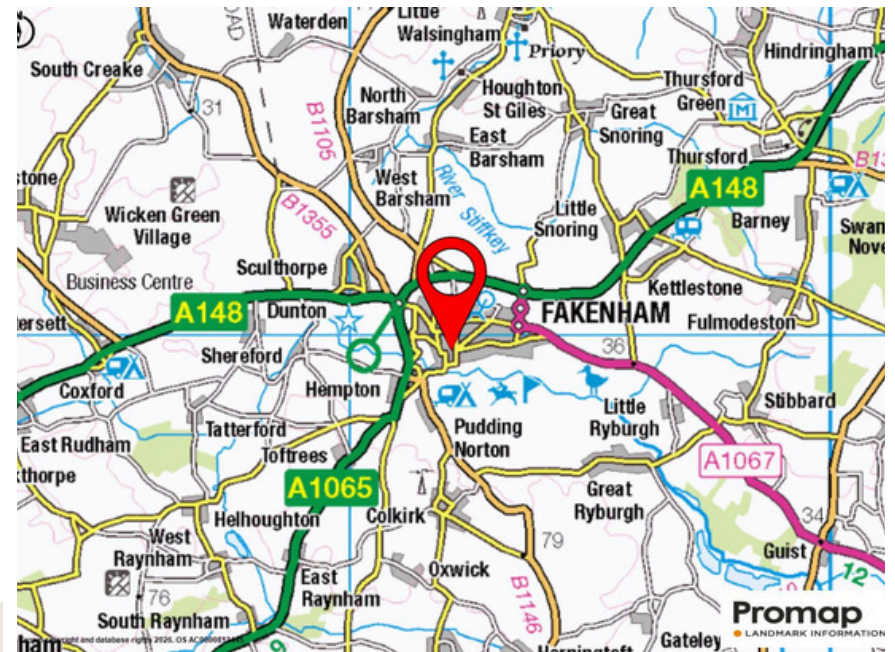
LOCATION



GOOGLE STREET VIEW



BIRDS EYE VIEW



ACCOMMODATION

Ground Floor The ground floor provides an open plan trading area with a central bar servery and seating on loose tables, chairs and bench seating for 34 customers. Ancillary areas include, customer WC's, glass wash and stores.

Basement The basement provides cellar and stores.

First Floor The first floor provides the office and managers accommodation comprising two bedrooms (one with en-suite), living room, kitchen, separate WC and bathroom.

Second Floor The second floor in the roof space provides one large room.

External There is an enclosed seating terrace to the side of the pub with seating for 28 customers. To the rear of the pub is a beer garden with seating for a further 66 customers.

Outbuilding There is a separate two storey building that is configured as two letting apartments. The ground floor provides a bedroom, bathroom, lounge and kitchenette. The first floor provides a bathroom, bedroom, kitchenette and linen cupboard. In addition, there is a detached single storey workshop to the rear of the site.

TENURE

The property is held freehold (Title Number NK117600).

PREMISES LICENCE

The property benefits from a premises licence permitting the sale of alcohol on the following times:

Monday to Sunday: 00:00- 00:00

PLANNING

The Property is Grade II Listed and situated within the Fakenham Conservation Area.



EPC

D - 99

RATEABLE VALUE

£11,000

TERMS

Offers are invited in excess of £425,000 for the benefit of our clients freehold interest.

VAT

VAT may be applicable in addition to the purchase price.

FIXTURES & FITTINGS

Fixtures and fittings with the exception of all tills, IT equipment, leased and branded items can be included as part of the sale should they be required. Stock will be removed from the premises prior to completion.

TRADING INFORMATION

Historic trading information may be available to interested parties upon written request.





MONEY LAUNDERING

Prospective purchasers will need to provide proof of identity and residence as part of Savills mandatory anti money laundering checks.

VIEWINGS

All viewings must be arranged strictly by appointment with the sole selling agent Savills and under no circumstances should any direct approach be made to any of the pub staff.

CONTACT

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