



Fox and Hounds

To Let

Premium **£25,000** to include trade fixtures and fittings. Rent at **£30,000 pa**

Fox and Hounds, Station Road, Heacham, Norfolk, PE31 7EX

AT A GLANCE

- Beautifully Presented Character Pub
- Consistent Local Trade
- Separate Pavilion/Function Room
- 5 Bed Private Accommodation
- Turn Key Opportunity
- Norfolk Coastal Town with Notable Tourist Trade
- Main Bar & Restaurant
- Fully Equipped Trade Kitchen
- Free of Tie with Private Landlord
- On Site Micro Brewery (separate negotiation)

Viewing And Further Information

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PROPERTY

A popular pub in the heart of the North Norfolk coastal town of Heacham. The property is located over Ground Floor and 1st Floor under pitched tiled roof.

Front and side entrance leading directly into the main bar. Traditional and cosy decoration. U-Shape wooden topped servery, with partition. Carpeted throughout. Benefits from 2 wood burners and wall mounted TV. Pool Table in situ, which will be removed. Therefore seating space for c30 customers in main bar. Leading to Dining Room. Wooden floor, with access to rear patio garden. Seating for approx 30 covers. Ladies, Gents and Access WC. Fully equipped trade kitchen with dry store. Ground floor cellar with all necessary beer raising and cooling equipment.

1st Floor - Consisting of 4 double bedrooms, Office (which could be converted to another bedroom), Lounge, Bathroom and Kitchen.

External Areas - Beer garden, laid to grass c80 seats on picnic style bench seating. Car park for c15 vehicles. Front seating patio area c50. Separate Pavilion/Function Room to the rear, with large open trade space, bar servery, kitchenette, ladies and gents WC. The area is currently used for storage and needs to be reinstated. Micro Brewery Shed. Fully equipped and fully functioning (available by separate negotiation).

PLANNING

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

MEASUREMENTS

Total Floor Area - 4,197 sq ft - to include the pavilion/function room to the back and Micro Brewery building..

Site Area - 0.4 acres

*all measurements are approximate and taken from digital mapping systems

FIXTURES & FITTINGS

All trade fixtures and fittings are included in the premium price. Save for the Pool table and some personal 3rd party items.

The micro brewery equipment is available at a separate cost, to be agreed.



THE BUSINESS

The business has been run by the outgoing owner for a number of years. During this time he has established a family friendly pub, hosting Quiz Nights, Live Music and Beer Festivals, that are popular with the locals, as well as holiday makers to the region in the Summer. Trading levels have been fairly consistent with turnover for year end 31st March 2025 at 337,557, on a 70/30 wet led trade. There is potential to reinstate the rear pavilion/function room for events, or convert to letting accommodation, in addition to the large 5 bedroom domestic accommodation. A new owner would certainly see the potential to continue and develop the business, which could result in higher turnover and profit. The outgoing owner is willing to remain in the business, in some capacity, and happy to discuss options with the ingoing tenant.

RATES & CHARGES

Rateable Value - £17,250, as of 1st April 2023. We are advised that the business currently benefits from 100% rates relief.

TENURE

New 'free of tie' lease. Term to be agreed. Experienced operators only. Full repairing and insuring lease. Rent £30,000 pax. 3 months rent security deposit requested. Five yearly rent reviews. Business plan and credit checks will be required. A Guarantor will be required. Estimated ingoing costs of £30,000, without any refurbishment costs. Proof of funding will be required.

PREMIUM

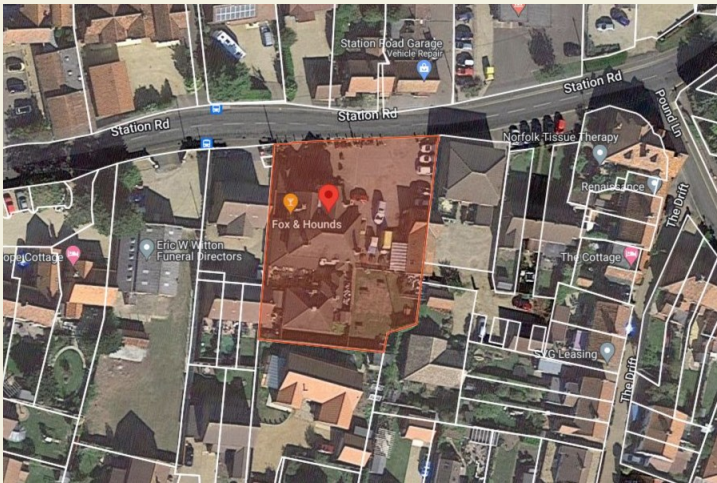
£25,000 - to include trade fixtures and fittings, apart from the pool table and a few 3rd party personal items. This does NOT include the micro-brewery equipment, which is available at a separate cost.



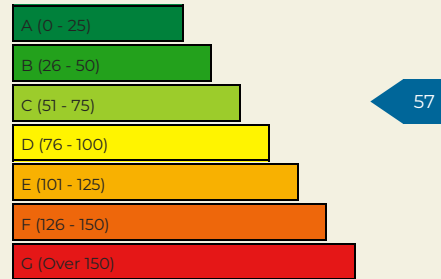


LOCATION

Heacham is a thriving village in north-west Norfolk, approximately 2 miles from the popular seaside town of Hunstanton and around 12-miles from Kings Lynn, where there is a direct trainline into London Kings Cross, via Cambridge. The renowned North Norfolk coastline is only a short drive along the A149; whilst Burnham Market is around a 20-minute car journey away. Heacham enjoys a wide range of amenities including schools, pubs, restaurants, a golf club and various shops, as well as a lively village hall and social club. The village is also a popular holiday destination, with several miles of beaches and other tourist attractions. Heacham is one of Norfolk's largest villages, with a population of c5,000. The number significantly increases due to the holiday trade between April and October.



EPC



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