



Harte of Costessey

Freehold

Offers in Excess of **£425,000**

Harte of Costessey, Town House Road, Costessey, Norwich, NR8 5BS

AT A GLANCE

- Large Freehold public house in popular village location close to Norwich City
- Site area 0.5 acres+ (approx)
- Large outside trading areas
- Dedicated tarmac car park for c.25 cars
- Substantial rear outbuilding with multiple uses (stpp)
- Well equipped commercial kitchen
- Private 2 bedroom accommodation above
- Fully fitted 'turnkey' business

Viewing And Further Information

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PROPERTY

The Harte is a substantial two storey brick built property under tiled roof with flat roof rear extension.

The ground floor is accessed by a central lobby entrance into a traditional bar area with dedicated bar servery, with space for 25 covers, comfortably.

To the left-hand side is a further trade area with dual aspect windows, laid out for dining with an additional 30 covers.

To the rear is a further trade area, used more as a lounge bar, with an additional 25 covers, plus a large commercial kitchen, wash up area, further storage area and customer WC's.

The first floor provides residential accommodation, comprising two double bedrooms, lounge and bathroom.

A substantial cellar is located at ground floor level, along with further storage areas, with delivery access to the front.

Externally, there is a substantial outbuilding to the rear, previously used as a function room and takeaway, which has multiple uses +/or development potential (stpp).

A rear tarmac car park provides space for 25 cars along with a front parking area, currently used for external seating, plus rear grass trade garden.

PLANNING

The property is administered by [South Norfolk Council](#)

The Harte is not listed nor is it in a Conservation Area.

Planning has already been approved to demolish the substantial rear outbuilding (17/04/2025) ([Link](#))

MEASUREMENTS

The area of the public house site is approximately 0.509 acres. The ground floor footprint (GEA) of the public house extends to 581 m² (6,251 ft²), including the rear outbuilding.

Measurements are taken from digital mapping and are approximate.

FIXTURES & FITTINGS

The property is well equipped as a turnkey business with comprehensive trade inventory, included in the sale.



THE BUSINESS

The property is open and trading under restricted hours, by personal choice of the owners, who are seeking retirement.

There is an opportunity for a new owner operator to extend trading hours, the food offer and events.

RATES & CHARGES

Rateable Value as of 1st April 2023 is £11,250 (PH), with rear Shop & Premises (outbuilding) separately assessed at £11,500.

TENURE

Freehold offers are sought in Excess of £425,000, subject to vacant possession, inclusive of trade inventory and goodwill.

The transaction should qualify as a Transfer of a Going Concern (TOGC), so no VAT should be payable on the sale.



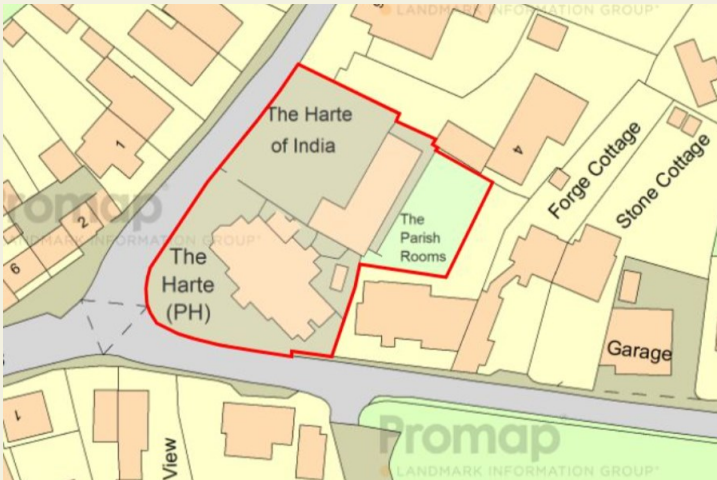


LOCATION

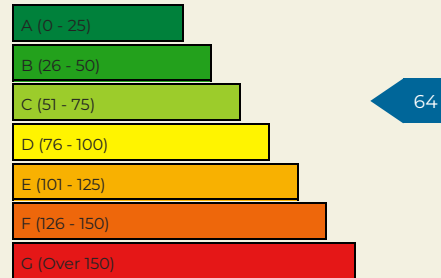
Costessey sits about 4 miles northwest of Norwich, within the Norwich Urban Area. Although Costessey officially gained town status in a council decision, many residents cherish its enduring Village-like ambiance. Old Costessey, with its historic cottages and pastoral settings, and peaceful countryside living, lies within a loop of the River Wensum.

The area is well-served by primary and secondary schools, medical facilities, shops, veterinary services, and pubs.

The Harte occupies a large corner plot in a prominent position at the heart of the village.



EPC



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