

# HOWARDS

## COMMERCIAL



### Jester's Diner Morton Peto Road Great Yarmouth Norfolk NR31 0LT

- Prominent location at busy road junction
- Restaurant/takeaway (previously arranged for up to 56 covers)
- Potential alternative uses subject to any necessary consents

**FOR SALE  
(OR NEW LEASE AVAILABLE)**



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## Location

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The property occupies a very prominent site at the junction of Morton Peto Road and Gapton Hall Road which is a busy vehicular flow between Great Yarmouth town centre and the residential areas of Belton, Bradwell and Burgh Castle.

Gapton Hall Industrial Estate and Harfreys Industrial Estate (which adjoins from Morton Peto Road) are long established employment and business areas and the property is accordingly well positioned for future commercial use.

## Description

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The property comprises a single storey detached building of brick elevations under flat felt covered roof. Until recently occupied as a restaurant with additional takeaway business the accommodation consists of an open plan diner area with commercial kitchen, servery, stores and wc facilities.

The previous restaurant use had started in 1980 and arranged for up to 56 covers inside. We understand that the business previously operated 7 days a week and from 8:00 am. to 12:00 midnight. The photos within this brochure are from just before closure in late 2017 when the current owners opted to concentrate on their other business interests.

Externally, and fronting Gapton Hall Road, is a benched seating area and, accessed from Morton Peto Road, is a surfaced car parking area for approximately 20 vehicles.

## Accommodation

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The accommodation comprises the following (all measurements are approximate:)

### Ground floor:

Customer dining area	66.8sq.m.	(719sq.ft.)
Kitchen	16.4sq.m.	(177sq.ft.)
W.c. facilities		

## Energy Performance Certificate

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The property has an EPC rating of C (65).

## Business Rates

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The property is described in the Rating List as 'cafe and premises' with a rateable value of RV: £6,100.

The full amount payable for the current year is approximately £3,000 although with the property falling below the threshold permitting occupiers 100% rates relief upon successful application to Great Yarmouth Borough Council.

## Services

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Mains water, drainage and electricity are connected. The property has an air conditioning system with climate control.

## Tenure

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The property is owned freehold.

## Terms

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The property is offered for sale at a guide price of £199,995 (inclusive of an inventory of trade fixtures, fittings and equipment) to be agreed at offer stage.

Alternatively a new lease is offered on tenant's full repairing and insuring terms at an initial rent of £15,000 per annum exclusive of outgoings and with premium offers invited for the trade fixtures, fittings and equipment.

SUBJECT TO CONTRACT

## VAT

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VAT will not be applicable to the property.




A photograph of a chalkboard advertisement for "Jester's Challenge". The top section features a logo of a jester's face wearing a red and blue hat and sunglasses, with the text "JESTER'S" below it. To the right of the logo is a small sign that reads "CCTV in operation". Below the logo, the text "JESTER'S CHALLENGE" is written in pink. The main text of the challenge is written in yellow and white: "Eat a 'KIDZ' breakfast in 60 minutes with NO HELP and it's FREE! Eat in only!". Below this, the words "KIDZ BREAKFAST" are written in pink. A QR code is located on the right side of the chalkboard. The bottom section of the chalkboard lists the ingredients of the breakfast in white: "12x Bacon", "12x Sausages", "Sauté Potatoes", "Beans", "4x Black Pudding", "4x Fried Bread", "6x Eggs", "4x Hashbrowns", "Mushrooms", and "Tomatoes". The final line of the advertisement states: "Leave over half a stone heavier for just £15.00".

**JESTER'S CHALLENGE**  
Eat a "KIDZ" breakfast in 60 minutes with NO HELP and it's FREE! Eat in only!

**KIDZ BREAKFAST**  
(Weigh the same as a small child)

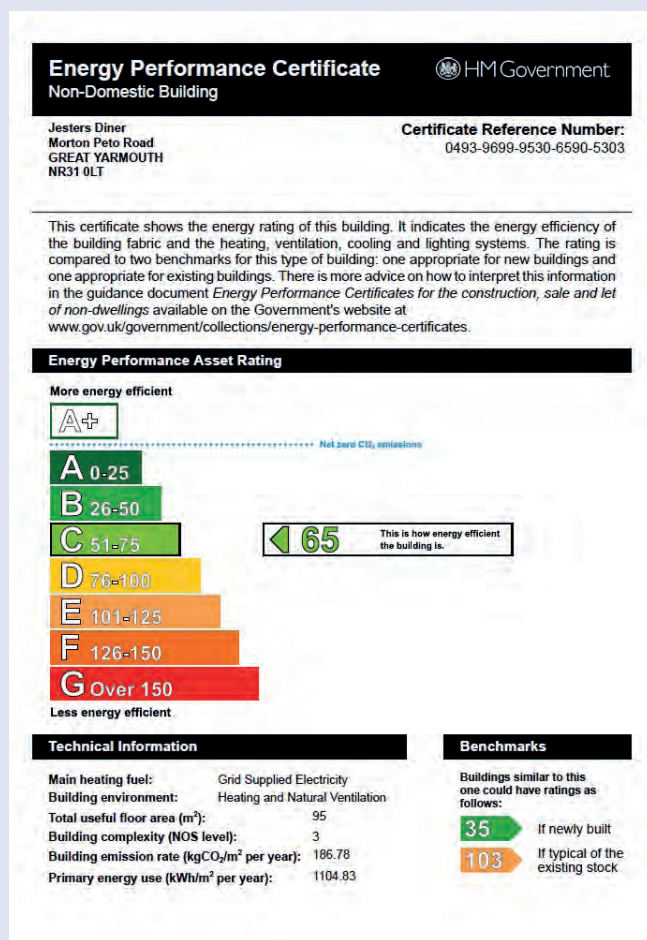
The Ultimate Breakfast weighing in at around 9lbs and served on a plate covering 2½ square feet!

You will be faced with.... Super-sized 8 egg, cheese & potato Omelette

12x Bacon	Beans	6x Eggs	Tomatoes
12x Sausages	4x Black Pudding	4x Hashbrowns	4x Toast
Sauté Potatoes	4x Fried Bread	Mushrooms	4x Bread & Butter

Leave over half a stone heavier for just £15.00





## Viewing

If you wish to view the property or require any further information, please contact us by one of the following options:

Telephone: 01493 331118

E-mail: [hamish.duncan@howards.co.uk](mailto:hamish.duncan@howards.co.uk)

Our office hours are : Monday to Friday – 9:00am to 5:30pm

## Website

For further information regarding the Howards Group, or to access details of all properties currently available through our multi-branch network, please visit our website at [www.howards.co.uk](http://www.howards.co.uk)

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