The King’s Arms
Martham

The Green, Martham, Norfolk, NR29 4PL
Tel: 01493 740204
The King’s Arms is a successful community pub, with pool and darts teams, and is well utilised by local groups such as the Women’s Institute and Historical Society.

Trade Area
- Lounge Bar
- Public/Sports Bar
- Dining Room (24 covers)
- Meeting Room
- Internal Ladies & Gents Toilets
- Large Ground Floor Cellar & separate Bottle Store
- Trade Kitchen
- Pantry
- Freezer Store
- Store Room
- Large Trade Garden
- Large Car Park

Private accommodation
- Lounge
- Kitchenette
- Master Bedroom
- 2 Double Bedrooms
- 1 Single Bedroom
- Family Bathroom with Separate Shower Cubicle
- Office/Single Bedroom
- Large Landing/Office Area

Local Area
The King’s Arms is situated opposite the duck pond in the centre of the town of Martham, in the heart of the Norfolk Broads. The town is well supported with local businesses, and the village green and pond are the focal points of the village. Norwich lies 15 miles to the West and Great Yarmouth 9 miles to the East. With Martham, Rollesby and Ormesby Broads on the doorstep, the pub benefits from tourist trade in the summer months.

Availability
By agreement.
Ingoing

Security Deposit £6,000

Inventory:
Fixtures & Fittings £12,000 (est. subject to valuation)
Stock & Glassware £2,000 (est. subject to valuation)

Training £625

Working Capital £2,000 (estimated)

Fees £2,000 (estimated)

Total Ingoing Circa c.$18,250

Outgoing

Rent £15,000 per annum
Rates Payable c.$4,500
Council Tax Band B
Insurance (Buildings) c.$825 per annum

Viewing

All viewings are strictly by appointment with the outgoing tenants, Ian or Lesley Neal, on 01493 740204.
Agreement Details

- Initial two-year Probationary Tenancy Agreement contracted outside Landlord and Tenant Act
- Subsequent Agreement fully protected under the Landlord and Tenant Act with a triennial rent review
- Rent paid fortnightly in advance
- Rent and Trading account paid separately by direct debit
- Full Tie for wet stock
- Prospective tenants will be required to produce a detailed Business Plan
- The local Enterprise Agency will assist with Business Plans and Cash Flow projections - usually free of charge

Training

Adnams Publican Induction Training is a five day mandatory course providing successful delegates with three nationally recognised qualifications.

- BII Award in Beer and Cellar Quality
- CIEH Food Safety in Catering
- BII Licensed Retail Operations

The course content covers beer quality and cellar procedures, food safety, financial practices, merchandising, marketing, health and safety, employment law plus a greater understanding into the ethos of Adnams as a Business Partner.

Contact the tied estate pubs team

For further information on the King’s Arms or general information on tenancies with Adnams, please contact:

**Teresa Holman**
Area Sales Manager
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**Tracey Smith**
Tied Estate Administrator
01502 727250
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**Sadie Lofthouse**
Human Resources Advisor
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no two Adnams pubs are alike...

Historic village pubs sitting at the heart of the local community. Vibrant, contemporary urban bars. Welcoming country inn renowned for their food offering and attractive accommodation. Bustling, roadside characterful taverns. Varying in size and style, across Suffolk, Norfolk, Essex, Cambridgeshire and London, you’ll soon discover that no two Adnams pubs are the same.

Except that is for the exceptional quality across our range of premium Adnams beers. Except for the relaxed, friendly atmosphere our pubs offer. Except for our unique heritage inter-woven into Southwold’s history for over 660 years. Except for the outstanding levels of customer service and support offered to all our tenants.

Running an Adnams pub is a terrific challenge, but equally a wonderfully satisfying opportunity. We look upon our lessees as partners in our business and believe our successful Tenants are committed to the quality and character of the Adnams Brand, serving customers with care and enthusiasm.