



64 Old Road, Acle  
Norwich



Minors & Brady

# 64 Old Road

Acle, Norwich

In one compelling package, this exceptional and highly visible restaurant and pub offers a rare opportunity to acquire a thriving business with built-in lifestyle appeal in a prime Norfolk Broads location. Perfectly positioned near a key route between Norwich and Great Yarmouth, and within walking distance of the Broads, it attracts both tourists and a loyal local clientele.

The versatile ground floor features a bright conservatory restaurant, split-level dining for around 40 covers, and a traditional lounge bar full of character. Fully equipped with a professional kitchen, ample storage, and accessible customer facilities, the business is ready for immediate success and benefits from zero business rates. Upstairs, spacious and flexible accommodation provides three to four bedrooms, ideal for owner-occupiers or management use. With a private car park, attractive garden, and exciting development potential for apartment conversion (STPP), this property delivers strong income alongside future growth opportunities.

- Prime NR13 location near the Norfolk Broads, Norwich, and Great Yarmouth
- Highly prominent and well-established restaurant and public house
- Strong year-round trade with both tourist and local clientele
- Versatile ground floor layout with conservatory and split-level dining (approx. 40 covers)
- Traditional lounge bar offering classic English pub atmosphere
- Fully equipped commercial kitchen, servery, beer store, and storage areas
- £0 business rates, providing excellent cost efficiency
- Spacious 3–4 bedroom private accommodation with flexible living space
- Private rear car park plus additional overflow parking secured until 2047
- Attractive garden seating area and development potential for apartment conversion (STPP)





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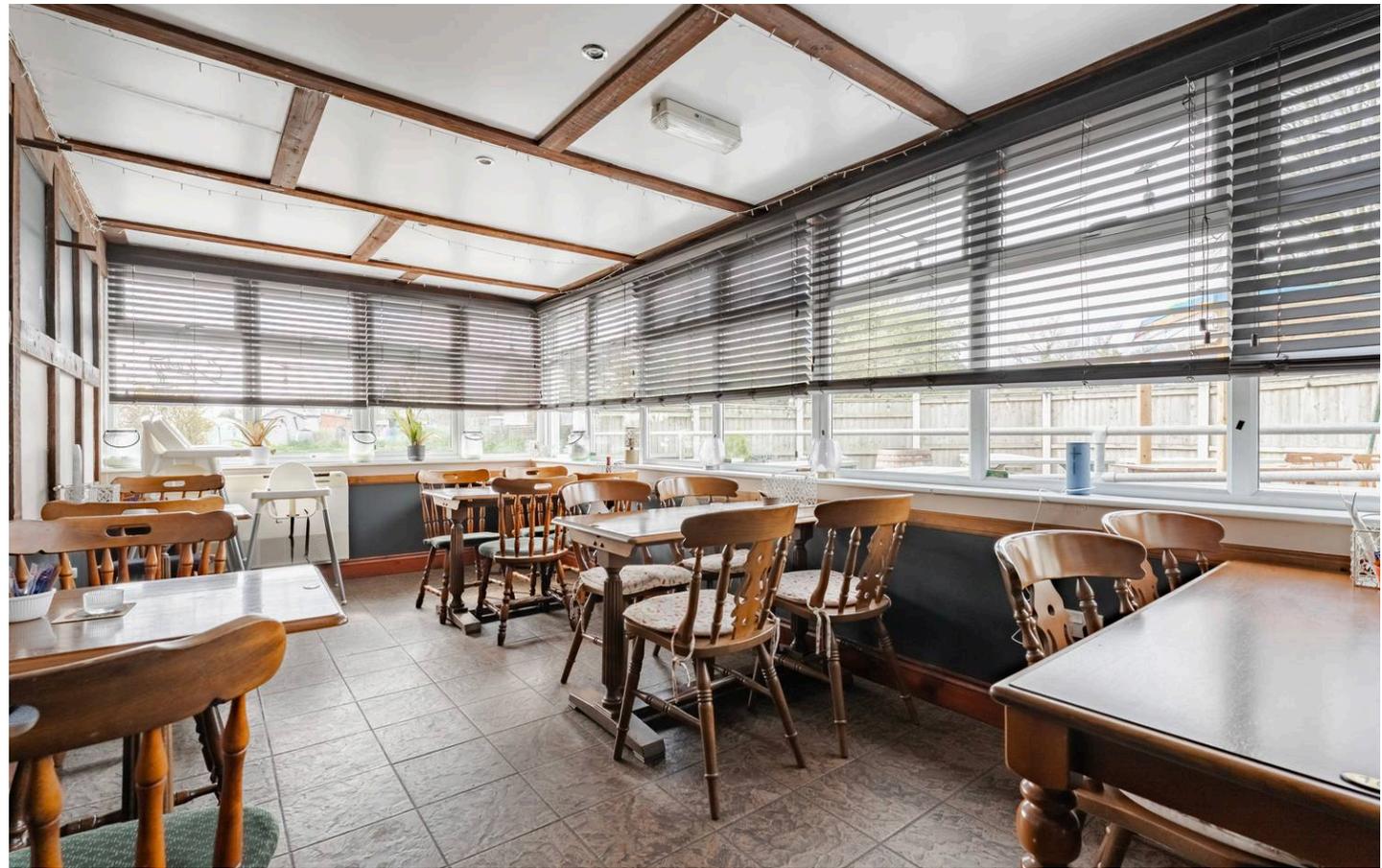
## The Location

Positioned in a thriving and highly visible village location, this property presents an exceptional opportunity to capitalise on passing trade and a strong local customer base. With the A47 just moments away, the area benefits from a constant flow of traffic, making it a natural hotspot for a successful pub business that simply cannot be overlooked.

Surrounded by a mix of residential homes and essential amenities, including a doctors' surgery, traditional butcher, and a well-stocked Co-op, the setting attracts both loyal locals and visitors travelling through the area. Nearby pubs and social spots highlight the demand for hospitality venues, while still leaving room for a well-positioned establishment to stand out.

The proximity to Norwich ensures a steady stream of visitors heading in and out of the city, while the easy routes to Great Yarmouth and Sea Palling bring additional seasonal trade from those seeking coastal escapes. Excellent transport links, including bus and rail services, further strengthen accessibility and footfall.

Combining strong visibility, consistent passing traffic, and a well-served local community, this is a prime location for a pub with letting rooms to flourish—offering both a vibrant social hub and a destination stop for travellers alike.



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## Old Road, Acle

This highly prominent restaurant and public house represents an outstanding residential and commercial opportunity in a prime NR13 location, ideally positioned near a main route linking the Norfolk Broads with Norwich and Great Yarmouth.

Within walking distance of the Broads and with nearby mooring facilities available to rent, the property is perfectly placed to attract both tourists and a strong local clientele. Operating as a successful business open seven days a week, it offers immediate trading potential alongside exciting future development prospects.

The ground floor provides a well-balanced and versatile trading layout. A welcoming entrance leads into a bright conservatory restaurant, enhanced by air conditioning and a relaxed dining atmosphere. The main restaurant is arranged over split levels and accommodates approximately 40 covers, offering a comfortable and inviting setting.

The traditional lounge bar delivers classic English pub charm, featuring warm finishes and cosy seating areas, ideal for both casual drinks and social gatherings. A well-appointed servery supports the bar and dining areas, while the trade kitchen, beer store, and additional storage spaces ensure efficient day-to-day operations.

Customer facilities are thoughtfully arranged, including accessible amenities, allowing the business to cater to a wide range of guests. The property currently benefits from £0 business rates to pay, making it particularly attractive from an operational cost perspective.



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Upstairs, the spacious private accommodation offers excellent living flexibility, comprising three to four bedrooms, including a main bathroom and an en-suite. The fourth bedroom could easily function as an additional lounge or living space, making it well suited for owner-occupiers or management use.

This blend of residential comfort and commercial functionality enhances the overall appeal of the property.

Externally, the property features a private car park to the rear, with additional overflow parking available through a council arrangement at a peppercorn rent secured until 2047.

There is also a pleasant trade garden, providing an attractive outdoor seating area for customers.

In addition to its established trading success, the property offers significant development potential, with plans drawn in 2013 for conversion into four apartments (STPP). This presents an exciting opportunity for investors or developers seeking to maximise value in a sought-after location.

Overall, this is a rare chance to acquire a thriving and versatile property with strong existing income, flexible living accommodation, and clear scope for future growth and redevelopment.

## Agents Note

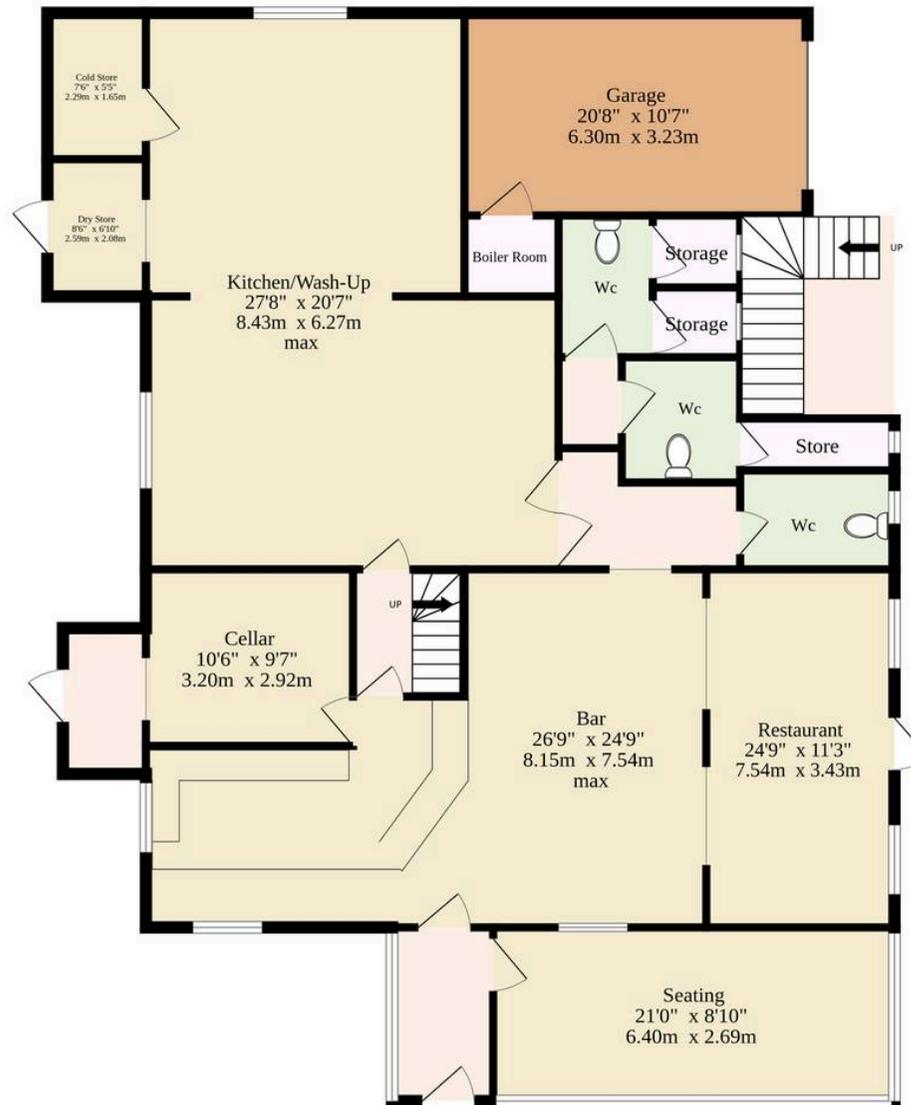
This property will be sold freehold.

Connected to mains water, electricity, gas and drainage.

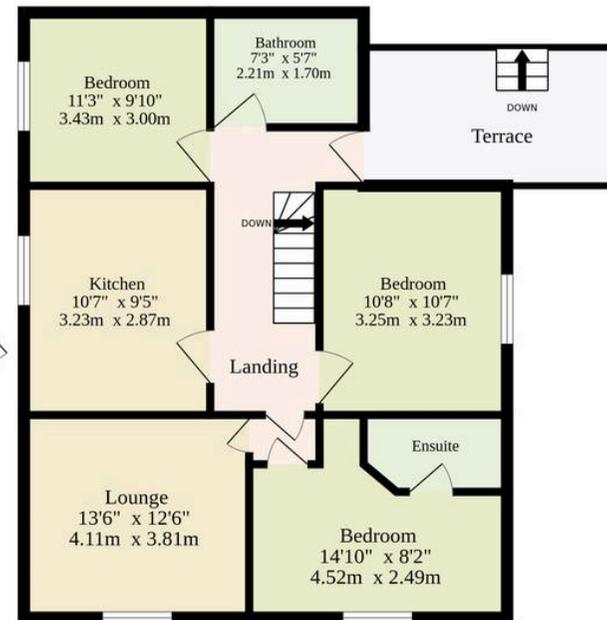
Residential council tax band - A



**Ground Floor**  
2385 sq.ft. (221.6 sq.m.) approx.



**1st Floor**  
814 sq.ft. (75.6 sq.m.) approx.



Including Garage

**TOTAL FLOOR AREA : 3199 sq.ft. (297.2 sq.m.) approx.**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Meet *Karol*  
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Meet *Claire*  
Aftersales Team Leader

Minors & Brady  
*Your home, our market*



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