



HARDIMANS

19A Esplanade

, Lowestoft, NR33 0QG

Offers Over £800,000

RESTAURANT PLUS ACCOMMODATION

19A Esplanade, Lowestoft, Suffolk, NR33 0QG

PRICE REDUCED - Nestled On the charming Esplanade of Lowestoft, this exquisite Home boasts a prime location with direct access to the beach, offering unparalleled views of the sea. The property presents an exciting opportunity for those with an entrepreneurial spirit, as it comes with fantastic potential (partially furnished & equipped) to continue an established Tearoom, together with a basement BAR (KRAKEN BAR) which provides local musical acts and the venue is already gaining a healthy following. In addition, the vendors have created a substantial area on the top floor for conversion to 3 ensuite rooms and 1 bathroom with excellent rental potential.

Imagine the possibilities of owning a property that not only provides a comfortable private accommodation but also opens doors to various business ventures. Whether you dream of owning a quaint tea room where guests can enjoy the serene sea views or envision a lively bar where locals and tourists alike can gather for entertainment, this property offers a canvas for your aspirations.

With its superb location, business potential, and existing amenities like the tea rooms and bar, this property on Lowestoft's beautiful Esplanade is a rare find that combines the best of both worlds - a tranquil seaside retreat and a promising business opportunity.





GROUND FLOOR

Ground & Basement, Approx Area 212 m2

TEA ROOM/CAFE

double doors from seaside esplanade to:-

MAIN SITTING AREA

22'3" x 15'8" (6.8 x 4.8)
counter top, large opening to:-

ADDITIONAL SITTING AREA

14'1" x 12'9" (4.3 x 3.9)
with log burner, window with sea views.

PUBLIC TOILETS

2 separate toilets for both Ladies & Gents facilities.

FULLY FITTED KITCHEN

18'0" x 14'9" (5.5 x 4.5)
The kitchen will be offered fully fitted as a going concern, to include an excellent range of commercial Stainless Steel facilities etc.

REAR LANDING AND HALLWAY

access to owners private lift service, rear door to outside.

BASEMENT (KRAKEN BAR)

Approx 105 m2. entrance door to:-

2ND SITTING AREA

13'9" x 12'9" (4.2 x 3.9)



BAR SITTING AREA

22'11" x 15'8" (7 x 4.8)

with Atmospheric seating areas, enjoying mood lighting, dedicated serving bar, access to:-

2 WC's

2 separate toilets for shared Ladies & Gents facilities.

STAFF WASHROOM

with Glow Worm boiler, hot water storage tank.

CELLAR ROOM/STORE ROOMS

Cellar room for beer barrels & storage, rear door and additional access door to private lift, staff entrance with 2 storage areas and stairs to ground floor.

FIRST FLOOR. PRIVATE OWNERS ACCOMMODATION

double doors to:-

HALLWAY

2 built-in cupboards.

LOUNGE

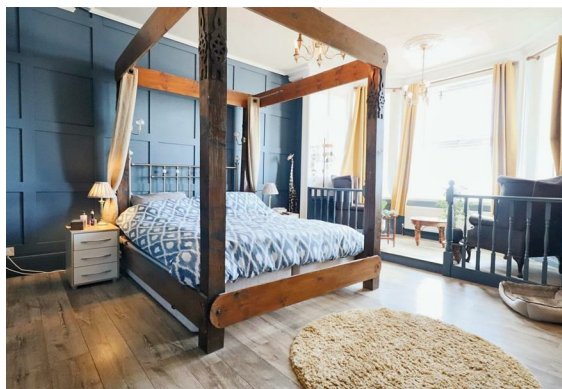
with upvc window overlooking Lowestoft Town, feature marble fireplace.

KITCHEN/BREAKFAST ROOM

range of base and wall units, Leisure Range Master gas cooking range with matching canopy, pantry cupboard, double upvc doors to:-

BALCONY

with superb 180 degree views over Lowestoft beach and the sea.





BEDROOM

with upvc double glazed window, & window seating area enjoying fantastic sea views.

EN SUITE BATHROOM

with cased bath, low level wc, washbasin, shower cubicle.

OFFICE

access to:-

ADDITIONAL SHOWER ROOM

shower cubicle with Body Jets, low level wc, glass modern style washbasin, access to lift.

BEDROOM 2

with upvc double glazed windows and french doors to:-

SECOND BALCONY

Looking West wards & having views over Lowestoft Town.

TOP FLOOR

landing

KITCHEN

single drainer, plumbing for automatic washing machine, Worcester gas boiler, door to:-

BATHROOM

with cased bath, shower unit, pedestal washbasin, low level wc.

BEDROOM 1

with upvc window and sea views.

BEDROOM 2

en suite dressing area, ENSUITE Shower, with upvc double glazed window, sea views.

BEDROOM 3

with inner lobby, with access to W.C & shower.

BEDROOM 4

With ENSUITE shower



OUTSIDE

To the rear, patio garden area, AMPLE car standing, electric sliding wrought iron gates providing rear vehicular access.

DETACHED DOUBLE GARAGE

brick and slate construction with mezzanine floor, remote control up and over door.

SEA FRONT GARDEN

Great seating area with some undercover, providing a wonderful extension to the Tea Rooms. The public have easy access from the Esplanade.

COUNCIL TAX BAND

B

TENURE

Freehold

MATERIAL INFO

This property has:

Mains Gas, Electric, water & sewerage plus wood burners

Flood Risk Info: Very low

* Broadband: Superfast download 80 Mbps upload 20 Mbps

* Mobile; EE, THREE, 02, VODAFONE ALL LIKELY

* Disclaimer: This information is based on predictions provided by Ofcom. Applicants should carry out their own enquiries to satisfy themselves that the coverage is adequate for their requirements.



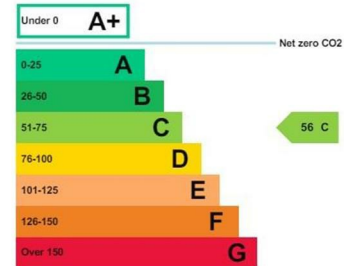


Energy Efficiency Graphs

RESTAURANT

Energy rating and score

This property's energy rating is C.



Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.

ACCOMMODATION

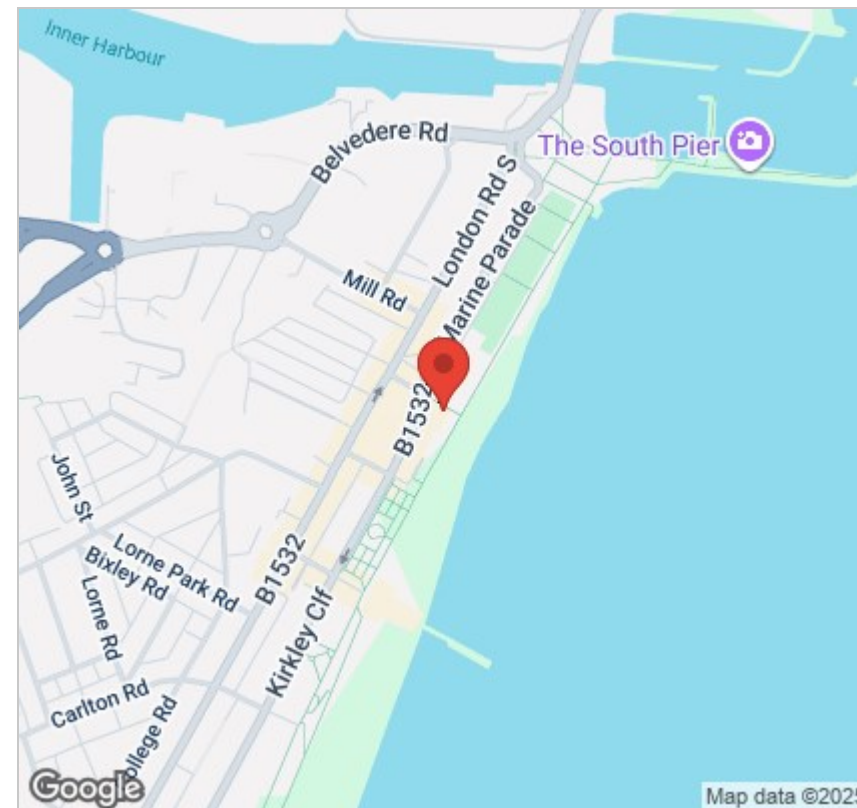
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	60	71
EU Directive 2002/91/EC		

Floor Plan



Area Map



Viewing

Please contact our Lowestoft Office on 01502 515999 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.