



# HARDIMANS

**19A Esplanade (COMMERICAL)**  
, Lowestoft, NR33 0QG  
**£875,000**

**RESTAURANT PLUS ACCOMMODATION**

## 19A Esplanade (COMMERCIAL), Lowestoft, Suffolk, NR33 0QG

Nestled in the charming Esplanade of Lowestoft, this exquisite business 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 to continue the project started by the vendors to expand an already established Tearoom/cafe, 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 are also in the process of creating a substantial area on the top floor for conversion to flats 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.

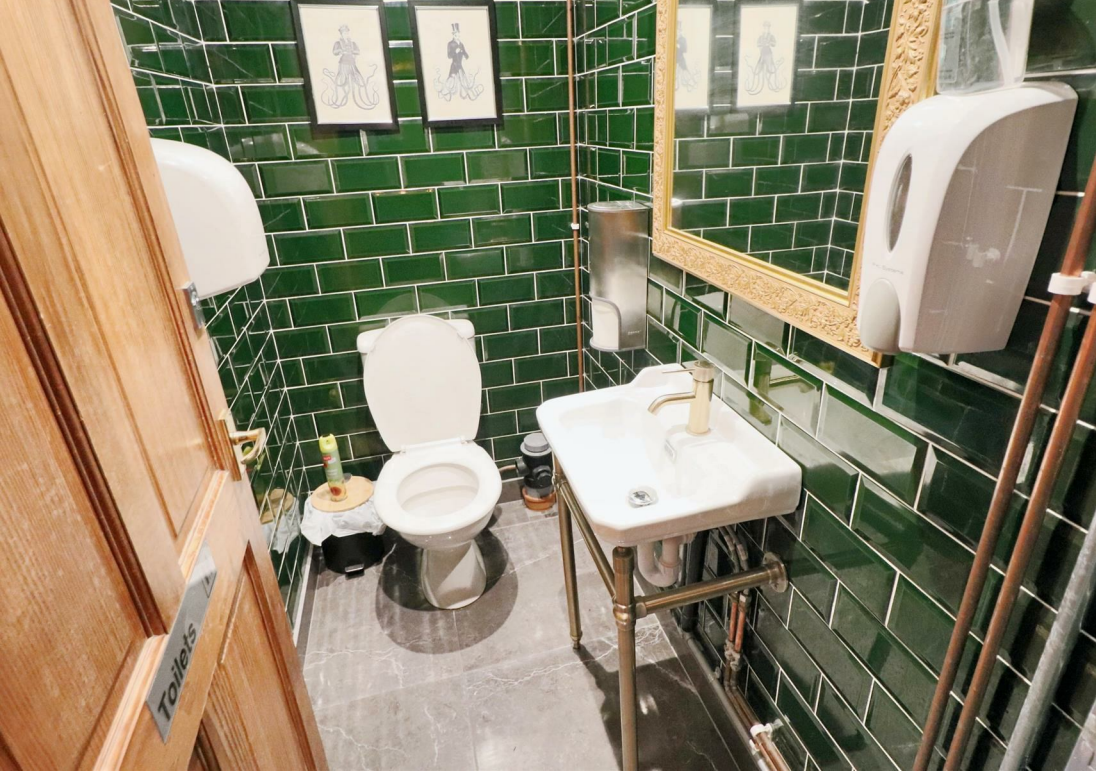
### **LOUNGE**

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 APARTMENTS**

Communal 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 proposed W.C & shower. (not completed)

## **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



## Floor Plan



## Viewing

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

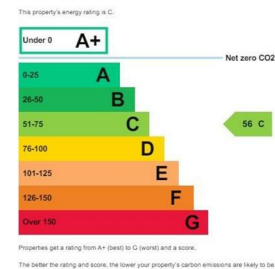
These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as 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.

## Area Map



## Energy Efficiency Graph

### energy rating and score



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



134 London Road North, Lowestoft, Suffolk NR32 1HB  
**Tel: 01502 515999**  
[www.hardimans.co.uk](http://www.hardimans.co.uk) E: [info@hardimans.co.uk](mailto:info@hardimans.co.uk)

