



Bycroft Estate Agents



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14 Regent Street  
Great Yarmouth  
Norfolk  
NR30 1RN

[www.bycroftestateagents.co.uk](http://www.bycroftestateagents.co.uk)  
01493 844484  
[residential@bycroftestateagents.co.uk](mailto:residential@bycroftestateagents.co.uk)

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

## Seahorse Guest House

17-18 Camperdown, Great Yarmouth, NR30 3JB

**£395,000 Freehold**

EPC Rating TBC



Bycroft Estate Agents are pleased to offer for sale this fantastic business opportunity, a 14-bedroom guest house plus 1 bedroom private owners accommodation. The property is situated in this select "tree lined" street of Camperdown. The guesthouse is a large double bay fronted end of terrace Grade II listed building and includes original features such as the bay windows, high ceilings and wonderful ornate cornice. The reception areas are light and spacious and offer impressive dining/entertainment space. The local amenities are second to none with the popular "Golden Mile" Great Yarmouth seafront just over 300 yards away!

The current owners have built up a highly regarded business although there is still tremendous potential to take this business further. This is a genuine retirement sale, and the owners are happy to provide recent years "Profit & Loss" accounts to serious buyers after a viewing has taken place. The boiler was installed in 2018, the pitch roof renewed approx. 12 years ago and in 2022 the flat roof at the rear was renewed.

Trip Advisor rate this hotel as 4.5 excellent. Booking.com rate the hotel as 8.5 very good. \*Ratings as at July 2023.

Accommodation Comprises:

**ENTRANCE HALL**

welcoming space leading to all ground floor room.

**LOUNGE BAR**

stylish lounge bar area with fully equipped bespoke built bar.

**DINING ROOM**

double aspect generous room spacious enough for 26 covers.

**REAR HALLWAY**

**KITCHEN**

fully fitted commercial kitchen with catering equipment.

**UTILTY ROOM**

space for 2 washing machines and 2 dryers.

**GROUND FLOOR BEDROOM (CURRENTLY USED AS OFFICE)**

**GUEST ACCOMMODATION**

All well maintained and furnished to a high standard providing a mix of single, double and family rooms all with en suites.

**FIRST FLOOR - 7 BEDROOMS**

A mix of single, double and triple/family rooms.

**SECOND FLOOR- 6 BEDROOMS**

A mix of double and family rooms.

**PRIVATE ACCOMMODATION COMPRISES:-**

- LOUNGE**
- BEDROOM**
- BATHROOM**
- WORK ROOM/BEDROOM 2**

**OUTSIDE**

To the outside of the premises there is a south facing patio area with tables and planters.

**VIEWING** Strictly by appointment with the selling agents BYCROFT ESTATE AGENTS. Tel. 01493 844484

**COUNCIL TAX** The property is currently listed as a Band A for the owners accommodation.

**BUSINESS RATES** The property benefits from Small Business Rates Exemption £3542.90 pa based on a Rateable Value of £7100.

