



The Pink Palace

Ref: 1490010

Rottenstone Lane, Scratby, Great Yarmouth, Norfolk,
NR29 3QT

Freehold: £1,200,000

Turnover for the Y/E 05/04/2023: £412,584

Gross Profit for the Y/E 05/04/2023: £291,200

Surrounded by well established holiday parks

Close proximity to California Cliffs beach

Same family ownership for c. 40-years

Finance available, subject to status, via Christie Finance. Energy Rating B



This profitable family amusements centre comprises a single storey, purpose built arcade of brick construction, dating back to the 1980's, having formerly been occupied by a residential bungalow.

The property has a traditional glazed frontage with illuminated canopy featuring The Pink Palace branding.

Internally, the arcade is primarily open plan and the main entrance leads to the arcade floor, which features a good mix of modern machines including pushers, cranes, cash prize fruit machines and redemption/ticket machines.

Location

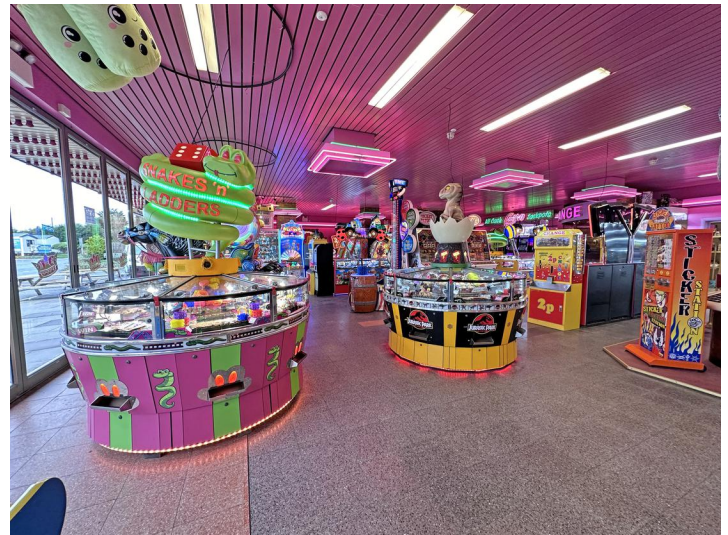
Located in the coastal village of Scratby, six miles north of Great Yarmouth in Norfolk. The site is also ideally positioned opposite the popular California Cliffs Caravan Park.

There are a number of other holiday parks in close proximity as the area experiences a high influx of visitors during the summer months.

The village is situated off the busy A47 and A149 trunk roads, with the A12 lying to the south, which are the main tourist routes serving the local area

Staff

Further staffing details will be disclosed to seriously interested parties.



Internal Details

Inside there is a centrally positioned change kiosk on the rear wall, adjacent to a dedicated bingo area, which has been reduced in scale in recent years to accommodate additional machines.

To the rear is the over 18's/higher jackpot area, with a good range of modern machines. There is part perimeter and fluorescent strip lighting.

To the left-hand side is the cash office and staff WC, and a prize storage area to the rear with an internal staircase leading up to a small landing, off which are located further stores and a managers office. There is an external fire escape leading down the side of the building into a passageway, which connects back to the front of the building.

Fixtures & Fittings

We are advised by our clients that the fixtures and fittings are wholly owned and will be included within the sale.



External Details

Externally, there are parking spaces for up to four vehicles adjacent to a private road, with a forecourt area used for attractions and rides during the warmer months, along with a vending machine.

The Opportunity

This profitable amusements and bingo hall comes to the market for the first time in over 40-years, after being family operated during this time.

Ideally positioned opposite the California Cliffs Holiday Park, and surrounded by other, well-established Holiday parks, with ample free customer parking to the front.

Potential exists to increase trade via bringing the current takeaway operation (currently let under a tenancy at will) in-house.

There is currently a tenant in situ under a tenancy at will act. Further details can be provided to seriously interested parties.

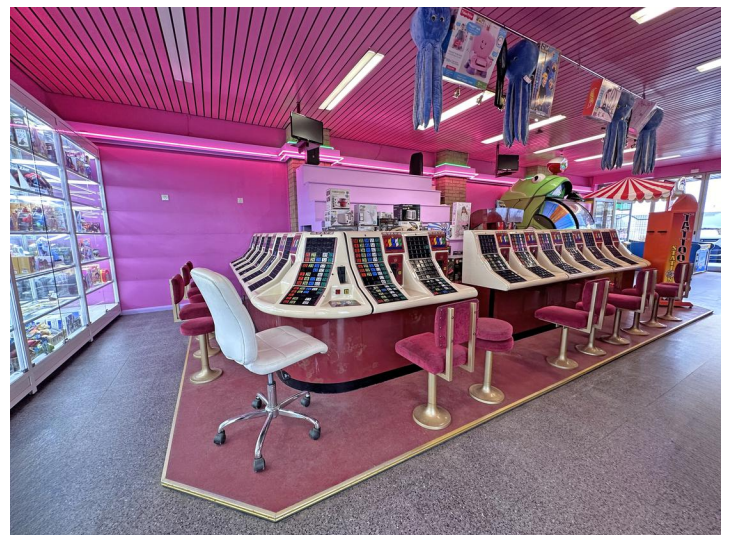
Business Rates

The VOA web portal states that the current Rateable Value from 1st April 2023 is £25,500.

Tenure

Freehold.

Please note that the hot food takeaway is held under a tenancy at will, at an annual rent of £12,000.





Trading Information

Accounts for year ending 05/04/2023, show sales of £412,584 and an adjusted nett profit of c. £160,000.

Further and more detailed trading information will be made available to interested parties following a viewing of the business.

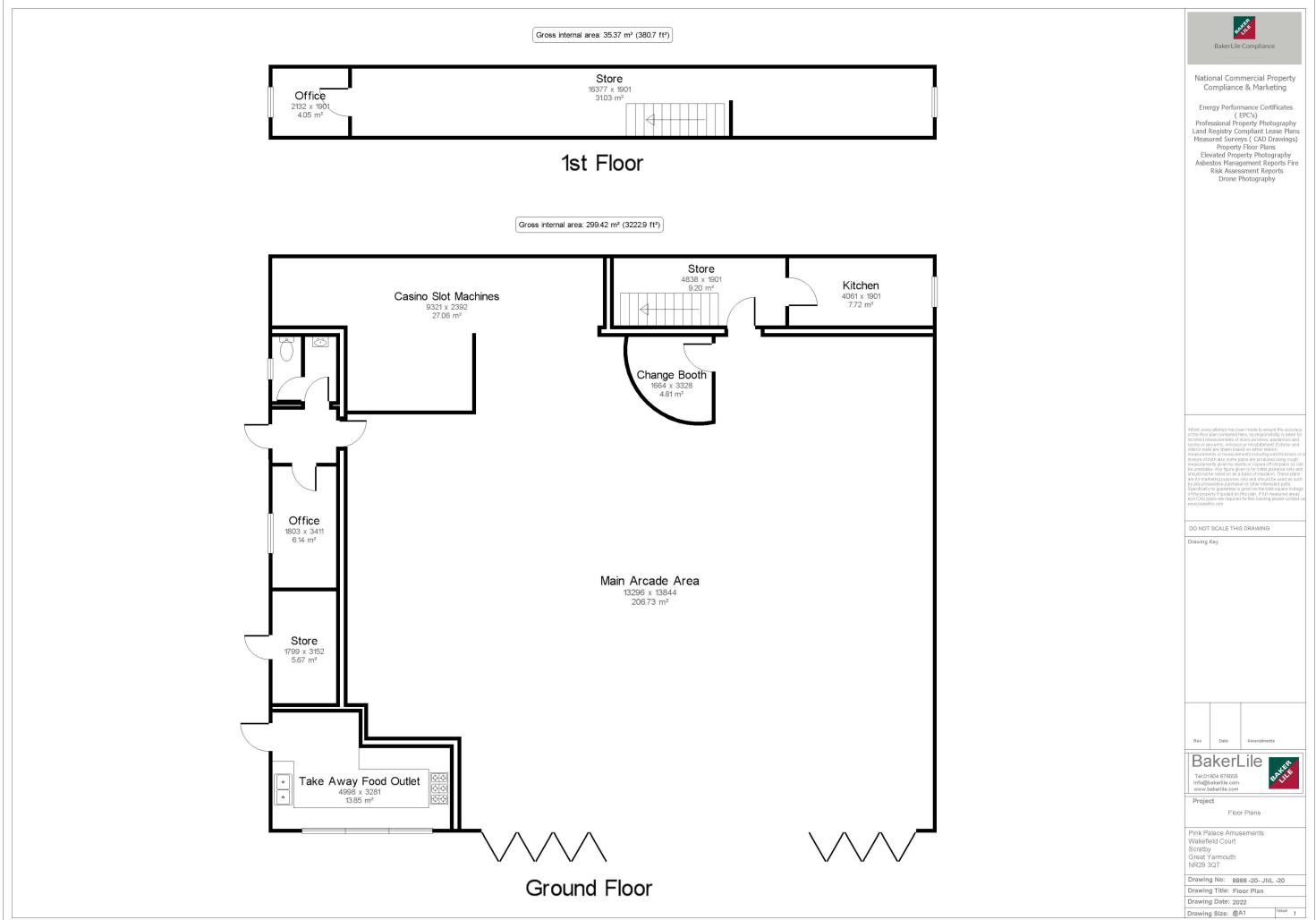
Trading Hours

Monday - Sunday

10:00am - 11:00pm

Note - the site is closed through the "off season" which is typically from the end of October through to mid-February.





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Drawing Key

Rev	Date	Amendments

BakerLie
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Project: Floor Plans

Pink Palace Amusements
Waterfield Court
Scotby
Great Yarmouth
NR29 3JF

Drawing No: 8888-20-JNL-20
Drawing Title: Floor Plan
Drawing Date: 2022
Drawing Size: @A1

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The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Ipswich



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