

Aldreds
Estate Agents



Tea Rooms & Bar 19A The Esplanade, Kirkley, Lowestoft, NR33

Offers Over £800,000



6



5



5



D



Offers Over £800,000

Tea Rooms & Bar 19A The Esplanade

Kirkley, Lowestoft, NR33 0QG

- Great Opportunity
- Seafront Location With Stunning Seaviews
- Direct Access To Lowestoft Seafront
- Top Floor Has 4 Letting Rooms
- Many Opportunities For High Turnover And Profits
- Tea Rooms Basement Bar Living Accommodation And Rooms To Rent
- Double Garage And Driveway
- Outstanding Trading Location
- Mid Floor Private Accommodation
- Change Of Use Possibilities

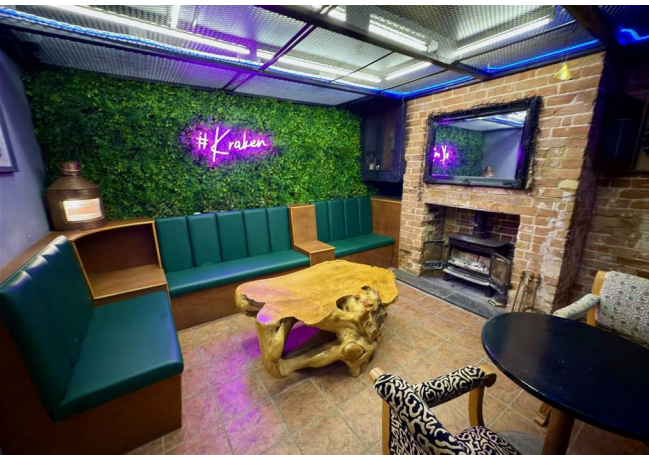
Aldreds are delighted to offer this outstanding sea and beachside property currently set up as part commercial and part residential use. The building really does offer some of the best sea and beach views within Norfolk and Suffolk and is currently used as a tea room on the ground floor, an established basement bar / function suite and private living quarters on the mid floor and the top floor has four rooms giving the opportunity for permanent or holiday rental and Air BnB. The property is presented to a good standard throughout and offers many opportunities for prospective purchasers.

The Opportunity:

Aldreds are delighted to offer the opportunity to own this seafront building currently running as a tea room and basement bar giving a good daytime trade as well as evening trade. The tea room is set on the ground floor with an external seating area with direct access to Lowestoft seafront and promenade creating superb passing trade. The basement is currently being used as the Kraken Bar which currently offers evening drinking private functions and entertainment. The mid floor is currently private living quarters and the top floor offers the opportunity as a hotel, permanent rentals or Air BnB.

The Location:

The location really is outstanding nestled alongside Lowestoft's award winning beach and seafront offering much passing trade with Lowestoft being a very popular summer location. The ground floor tea room has double doors leading out to an outside patio seating area which can be directly accessed from the seafront. The mid and top floors offer some of the very best beach and sea views in Norfolk & Suffolk.



What Is Included

Basement Bar / Function Room - Equipment and furniture included

Ground Floor Tea Rooms With Outside Seating Area - Equipment and furniture included along with a fully equipped commercial kitchen

Mid Floor Private Live-in Quarters - Beautifully presented private living area with double balcony's providing stunning sea views

Top Floor Letting Rooms - 4 rooms ideal for holiday rental / hotel use

Ground Floor & Basement

Area 212 sq m (approx)

Tea Room

Double doors from seafront leading to:-



Directions

Located alongside Lowestoft seafront. Follow along Marine Parade the front entrance and driveway can be found on your lefthand side just before the Hatfield hotel

Main Seating Area 22'3" x 15'8" (6.8 x 4.8)

Work surface, large opening to:-

Additional Seating Area 14'1" x 12'9" (4.3 x 3.9)

Window with sea views, log burner.

WC's

Two separate WC facilities for ladies and gentlemen.

Kitchen 18'0" x 14'9" (5.5 x 4.5)

A full range of commercial stainless steel appliances.

Rear Hallway

Entrance to private lift, door leading to outside.

Basement (Currently the Kraken Bar)

Area 105m sq (approx)

Entrance door leading to:-

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

Bar/Seating Area 22'11" x 15'8" (7 x 4.8)

Serving bar, seating, lighting, access to:-

WC's

Two WC facilities for shared use of ladies & gentlemen.



Staff Washroom

Hot water storage tank, Glow-Worm boiler.

Cellar/Store Rooms

Cellar for beer barrels and additional storage, access to private lift, staff entrance door, an additional rear access door, a further two storage rooms, stairs leading to ground floor.

First Floor (Private Living Quarters)

Double doors leading to:-

Hallway

Two built in cupboards.

Lounge

uPVC window, feature marble fireplace.

Kitchen/Breakfast Room

Full range of fitted kitchen units with work surfaces, Range gas cooker, pantry cupboard, uPVC doors leading to:-

Balcony

Stunning beach and sea views.

Bedroom 1

uPVC window, window seat.

Ensuite Bathroom

Bathroom suite comprising of a cased part sunken bath, shower cubicle, low level WC, pedestal sink.

Office

Access to:-

Shower Room

Shower cubicle with body jets, low level WC, modern style sink, access to lift.

Bedroom 2

uPVC window, French doors leading to:-

Balcony 2

Approx West Facing with views over Lowestoft Town.

Second Floor

Landing

Kitchen

Plumbing for automatic washing machine, sink with single drainer, Worcester gas boiler, door leading to:-

Bathroom

Cased bath, shower, low level WC, pedestal sink,

Bedroom 1

uPVC window with sea views.

Bedroom 2

uPVC window with sea views, access to dressing area and ensuite shower room.

Bedroom 3

Inner lobby, access to WC & shower room.

Bedroom 4

With ensuite shower room.

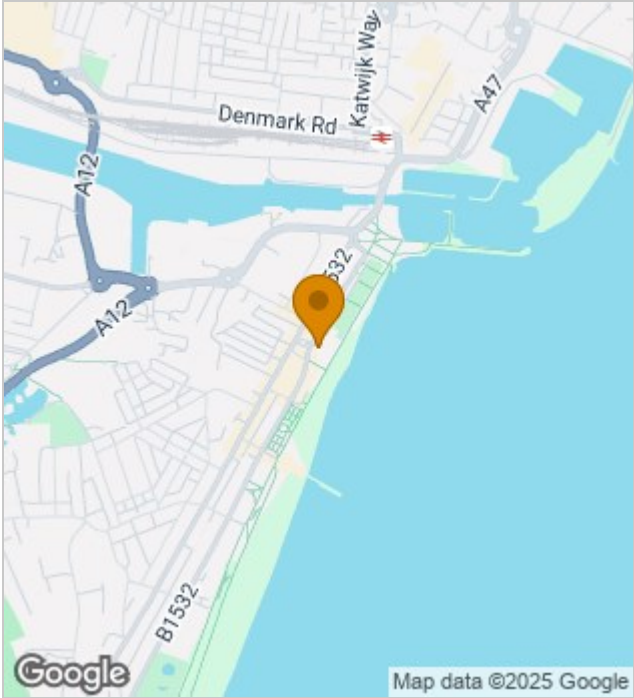
Outside

To the front of the property there is a seating area extending from the tea room with open access from the Esplanade. To the rear there is a patio garden area, car standing providing ample off road parking, electric sliding wrought iron gates providing vehicular access. There is also a brick built detached double garage with mezzanine floor and electric up and over door.

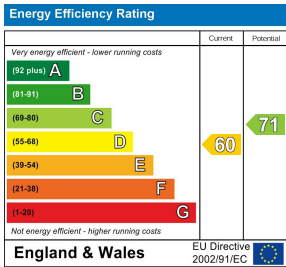
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lowestoft Office on 01502 565432 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.