

Freehold Opportunity

£575,000

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EVERITT MARINE SERVICES

Successful freehold Marine Services business with 23 moorings including large residential plot, well-established contracts, 2 separate chalets and a fully equipped workshop, situated in a fantastic location on the Norfolk Broads.

Great Yarmouth, Norfolk.

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**PAUL
HUBBARD**
COMMERCIAL



INVESTMENT SUMMARY



- 1.** Successful and well renowned local business with fantastic opportunity to grow and increase revenue.
- 2.** 23 moorings including a mix of commercial and residential, stretching 184m in length by 6m in width.
- 3.** Established business with over 40 years experience, various ongoing contracts with local authorities and a range of services offered.
- 4.** 2 separate chalets for residential and commercial use, each with two bedrooms and space to sleep 6 people.
- 5.** £170,000+ worth of equipment and tools included in the sale.

DESCRIPTION



A fantastic opportunity has arisen to purchase a well-established, locally renowned and highly successful Marine Services business in Great Yarmouth.

Everitt Marine Services has been established as a business for well over 40 years, and has been in the hands of the same family for generations. Due to a change in circumstance, the current owner, who has owned the business since 2012, is now looking to sell the business and the land/moorings that it operates from.

The business is incredibly well-established locally and is the go-to company for many local authorities and companies when it comes to boat recovery, towing, repairs and general boat maintenance. It has long established contracts which will be passed over to the new owner, as well as a huge amount of potential to expand and grow the services offered.

Offering a range of services including 24 hour towing and boat repair, servicing, mooring rental (both residential and commercial), toilet pump out and diesel filling, the business is incredibly diverse and is well positioned to expand further into any one of these specialisms.

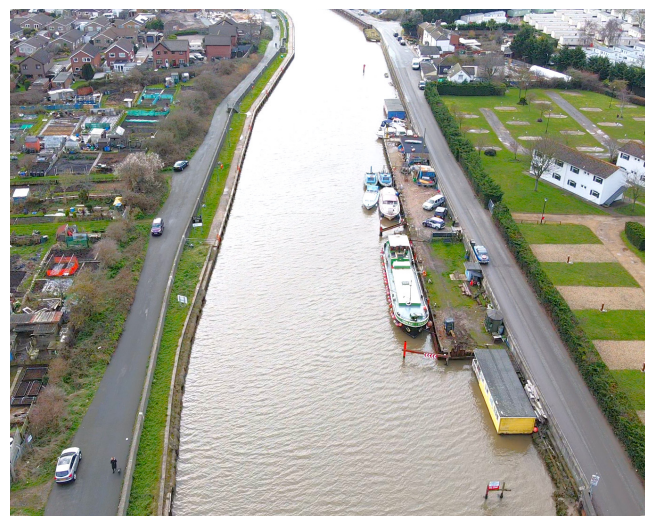
Along with the business itself is a unique plot of land which doesn't become available often, and offers a number of different avenues to go down to build and grow an already successful business.

Due to Great Yarmouth being a popular tourist area, the new owner could look to operate private boat hire, guided day trips, increased short term and long term holiday lets, educational trips with local schools etc. The land which the business sits on is spacious enough to accommodate additional units, so a cafe, office or a simple recreation area could be added to help drive any of the above.

On the other hand, the business is already doing very well focussing on the towing, repair and maintenance side of the industry, so increasing staff and looking to bring in more contracts and private work in this area is very achievable.

Part of the site includes an attractive residential plot, with around 8000sq ft of space for a barge, houseboat, additional chalet or a mix of all of the above!

Full accounts information and details on existing contracts can be provided upon request.



EVERITT MARINE SERVICES GREAT YARMOUTH

Property Description:

Chalet 1: Chalet one sits on the commercial part of the property and is currently in the process of being renovated. Once completed, this will offer a spacious kitchen diner, two bedrooms and a bathroom. This could sleep 6 people and could be rented out as a holiday let for in excess of £500 per week in peak season.

Chalet 2: The second chalet is the other end of the plot and sits within the residential part of the property. This requires no work and also includes a spacious kitchen diner, with a sofa bed for additional guests, french doors with a small terrace area looking out on to the water, two bedrooms and a bathroom. This can also sleep up to 6 people and could be perfect accommodation for an owner/manager, used for recreational purposes or rented out on a monthly basis. All fixtures and fittings included in the photos are included in the sale price.

Residential Land: The residential land is approximately 8,000sq ft and around 160ft long and 20ft wide. This includes Chalet 2, with room to expand it or even add an additional chalet. The owners currently have their own house boat moored up on this part of the property, so this again could be utilised by the new owner as a residence, or could be changed to commercial usage and rented out as separate commercial moorings.

There is also a small brick built unit on the residential land which houses all of the electrical units.

There is ample space on this land for additional units to be built, whether that would be a summer house or an office unit should the land be converted fully to commercial usage.

Workshop/Stores: Moving on the commercial part of the property, there is a brick built workshop housing the majority of the businesses tools and equipment. All items within this unit are included in the sale price, and a full list can be provided once a sale has been agreed in principle. The workshop is mostly open plan, with a smaller area at the far end which acts as a chemical disposal area. Depending on the direction of the business, this can be kept as a workshop or even converted into more of an office building.

Commercial Land: The remainder of the land is mostly used for car parking and storage, however there is enough space for the workshop to be expanded, or an additional commercial unit to be built to help cater for whatever extra demands the business may have.

Currently there is 7 residential moorings and 16 commercial moorings, and the land stretches over 600ft in length by 20ft in width.

The site is only 25% occupied at the moment so this presents a great opportunity for increased revenue and potential to help grow the business very quickly.







RATES

Current rateable value

TBC

For information on potential business rates relief or reductions, please contact Great Yarmouth Borough Council.

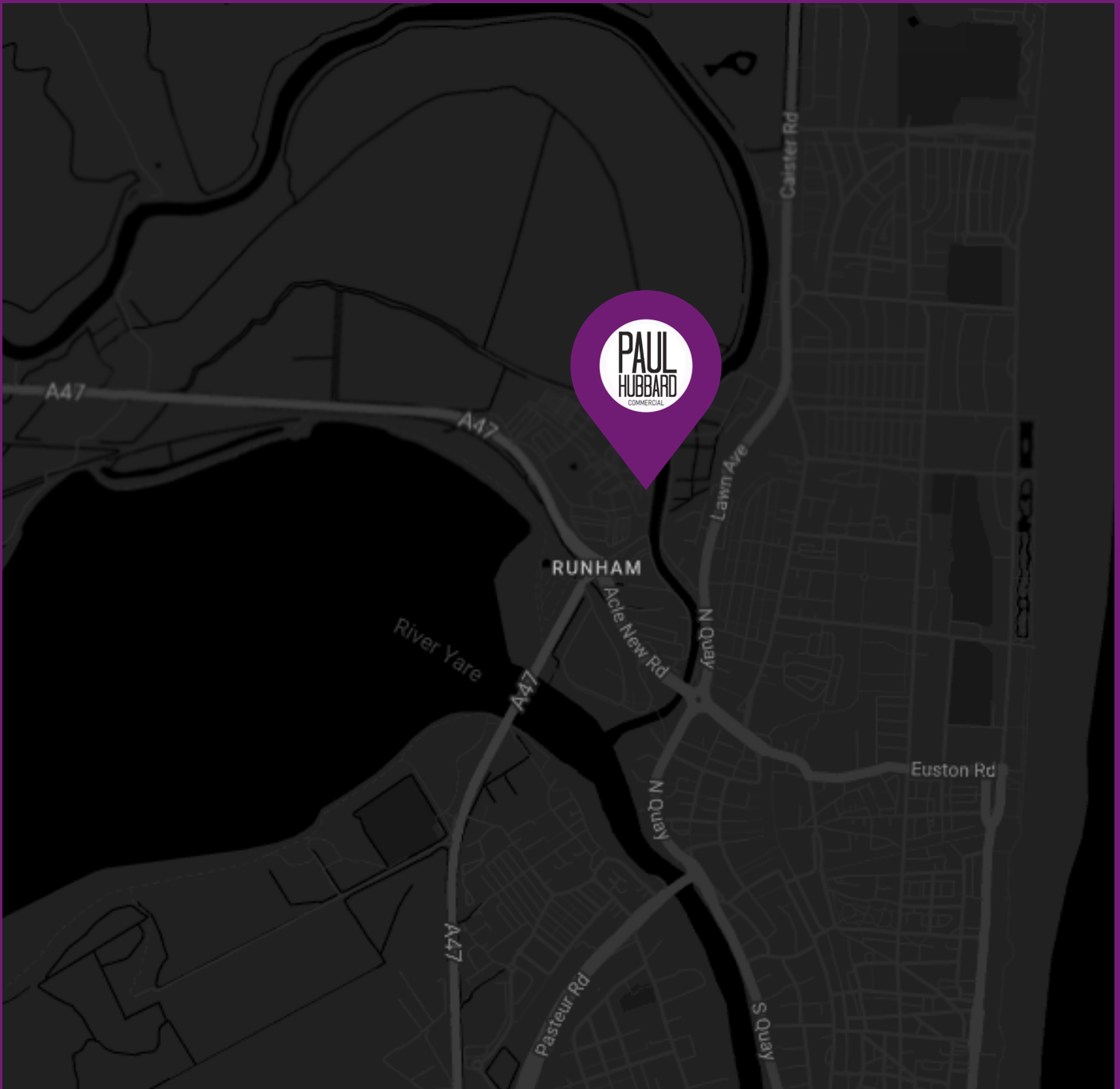


LOCATION



**Everitt Marine Services,
North River Road, Great
Yarmouth, Norfolk, NR30
1SJ**

This property is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination with over 15 miles of sandy beaches and also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks. The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive).



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

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WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

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CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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