

Freehold Opportunity

£750,000


www.paulhubbardonline.com/commercial



ANDOVER HOUSE

This grandiose Grade II Listed Hotel, an embodiment of timeless elegance, unfolds its opulent narrative across every inch of its structure.

Great Yarmouth, Norfolk

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



- 1.** Prime commercial opportunity with 27 guestrooms, restaurant, bar, lounge, events room and snug set over four floors.
- 2.** High footfall destination, with prominent seaside location.
- 3.** Highly regarded Grade II listed Hotel.
- 4.** Massive scope to capitalise on events & Fine dining within the area.
- 5.** Asking price of £750,000 + £350,000 fixtures & Fittings.

DESCRIPTION



Paul Hubbard Commercial are delighted to bring to market, arguably one of the most prominent and prestigious buildings within Great Yarmouth.

Nestled within the historical embrace of the mid-1800s, this Grade II listed architectural marvel graces a prominent position along a mesmerizing tree-lined avenue, a sentinel overlooking the tranquil expanse of a sandy beach. This grandiose hotel, an embodiment of timeless elegance, unfolds its opulent narrative across every inch of its structure. A visual masterpiece that beckons travelers to embark on a journey through its corridors of history and luxury.

Twenty-seven bedrooms, each a sanctuary of refinement, boast individual en-suites, embodying the perfect marriage of classic charm and modern convenience. Every room is a testament to the commitment to providing a haven of comfort and tranquility for its esteemed guests.

An esteemed restaurant, prominent with a bay-fronted area, sets the stage for an intimate dining experience for twenty-six patrons. Adjacent to this gastronomic haven is a lounge, an oasis of relaxation adorned with seating for an additional twelve where guests can unwind in an ambiance of sophisticated comfort.

The grandeur of the hotel unfolds with a double entrance hall, a welcoming prelude to the splendor within. A reception area seamlessly connects to an adjoining office space, a testament to the seamless fusion of functionality and aesthetic appeal. The journey continues into a staff area, revealing a discreet entrance to a private one-bedroom staff flat. This exclusive enclave, with its kitchen, living room, shower room, and separate WC, serves as a retreat for the dedicated personnel.

This architectural masterpiece is not merely a hotel; it is a living testament to the grandeur of a bygone era.



THE OPPORTUNITY

The property comprises 27 Guest rooms each with en suites. The culinary offerings within are a symphony of gastronomic delights. A restaurant, prominent with a bay-fronted area, sets the stage for an intimate dining experience for twenty-six guests. Adjacent to this gastronomic haven is a lounge, an oasis of relaxation adorned with seating for an additional twelve, where guests can unwind in an ambiance of sophisticated comfort.

A cozy snug, bathed in natural light leads to a south-facing terrace beckoning guests to savor moments of quiet contemplation. Two public lavatories and a storage area contribute to the hotel's commitment to catering to every conceivable need and desire.

Descending to the lower floor unveils another layer of the hotel's splendor. A second restaurant with a seamlessly integrated bar area and double bay-fronted windows, welcomes guests to a space adorned with seating for up to 32 people. The journey continues to a boardroom with a cold store, seamlessly blending functionality with aesthetic appeal. The main commercial kitchen and separate dry stores.

Andover House stands as an imposing and highly regarded establishment within Norfolk & Suffolk, with an asking price of £750,000 for the building and £350,000 for all fixtures and fittings. The hotel owns outright all commercial fixtures including a well stocked and high specification kitchen, bar area and decor throughout.

Asking Price: £750,000 - £350,000 F&F











RATES

Business rates payable are

TBC

For guidance on business rates, please contact Norfolk County Council for more information.

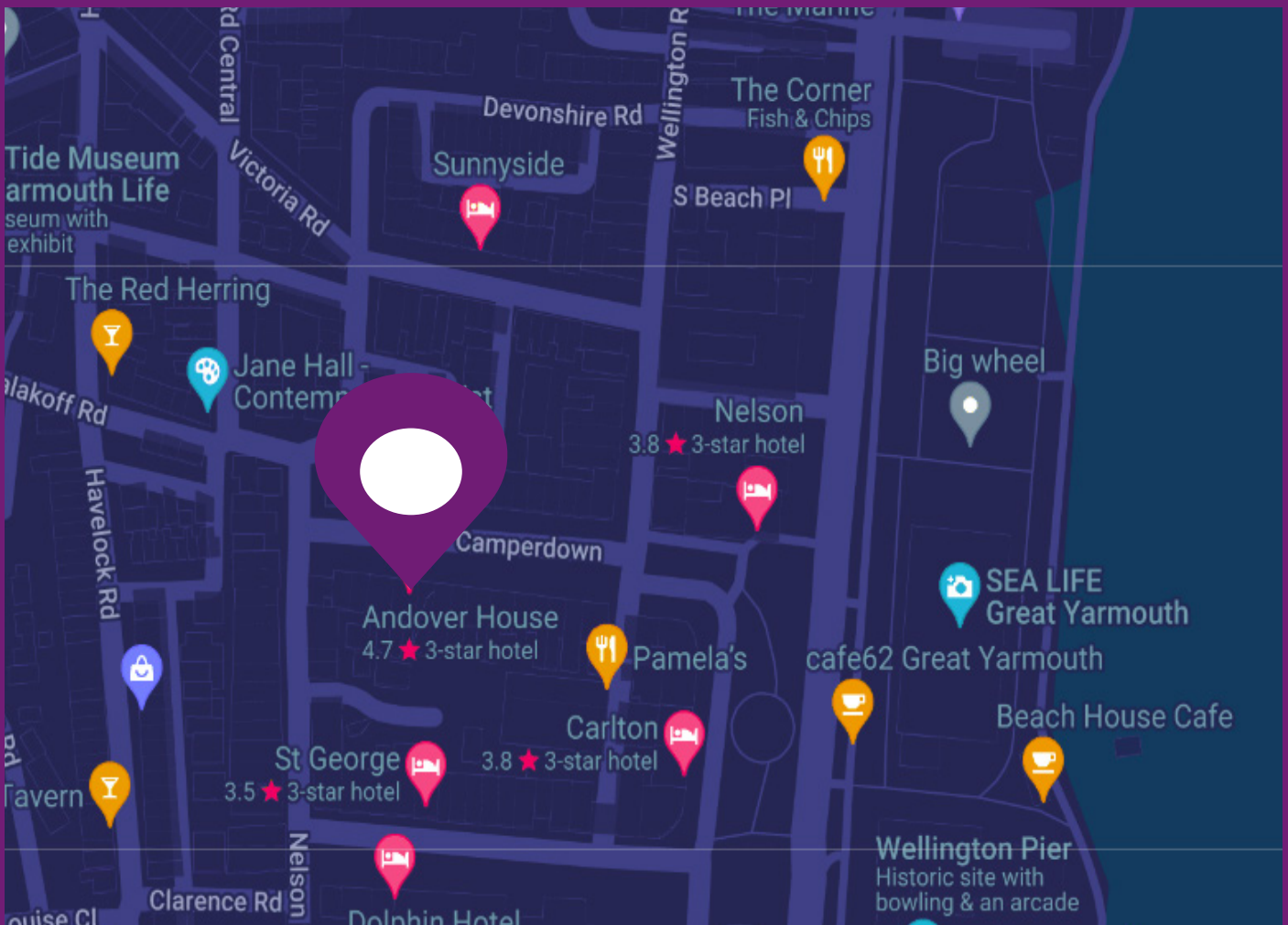


LOCATION



**27-30 Camperdown,
Great Yarmouth,
Norfolk,
NR30 3JB.**

This hotel is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, 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). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep-water outer harbour is now in operation..



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

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



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.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



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

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The Paul Hubbard Commercial logo, consisting of the words 'PAUL HUBBARD' in a large, bold, black sans-serif font, with the word 'COMMERCIAL' in a smaller, black sans-serif font directly below it. The entire logo is contained within a white circular background.