

## Freehold For Sale

Guide Price : £550,000

The Chateau, 1 North Drive, Great Yarmouth, Norfolk NR30 1ED



**Hotel with 10 guest rooms  
and private owner's 3-bed  
accommodation**

**- For Sale -**

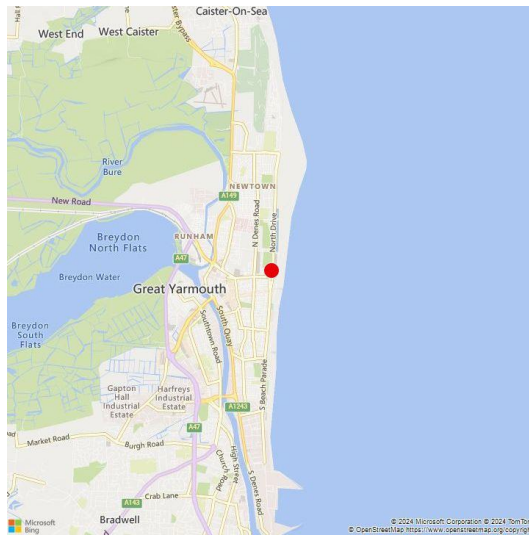
- 10 guest bedrooms with ensuite facilities
- Private owner's separate 3-bedroom accommodation
- Sea front location
- Views towards beach and sea and Norfolk Square
- Car parking for 10 cars
- Well established business

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**Tel: 01493 853853**



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

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## Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

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 third river crossing (Herring Bridge) has now been completed.

Prime location on Great Yarmouth's seafront opposite the bowling green and near to the Britannia Pier. The 'Golden Mile' is within walking distance and with bars, restaurants, the new Marina Centre, fun fairs and amusements.

## Description

A rare opportunity to purchase a prominent semi-detached hotel of traditional brick and tile construction with attractive frontages to North Drive and Norfolk Square (east and south elevations) and views towards the seafront.

The hotel accommodation comprises of 10 well presented guest letting rooms with ensembles (9 x double and 1 family), two well proportioned guest reception rooms with a commercial kitchen and reception hall and spacious private owner's quarters with its own entrance door comprising of entrance lobby, living room, dining room, shower room and utility on the ground floor with 3 bedrooms and a family bathroom on the first floor.

A basement below the private accommodation provides 4 rooms divided up as a snug/office, laundry room, boiler room and storage. Surfaced car parking area provides spaces for 10 cars.

The business is long established and derived from a mix of leisure and business. This represents a superb business opportunity with potential to increase income.



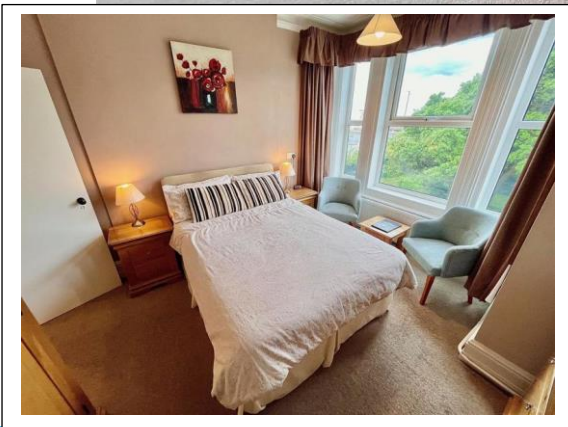
## Accommodation

Hotel		
<b>Ground Floor</b>		
Reception hall, breakfast / dining room, lounge, kitchen, guest bedroom		
<b>First Floor</b>		
4 double and 1 family guest bedrooms (all ensuite)		
<b>Second Floor</b>		
4 double guest bedrooms (all ensuite)		
<b>Basement</b>		
4 rooms including laundry / boiler room		
<b>Private Living Accommodation</b>		
<b>Ground Floor</b>		
Entrance lobby, living room, dining room, shower room, utility room		
<b>First Floor</b>		
Landing, 3 bedrooms & family bathroom		
<b>Outside</b>		
Parking for 10 cars. Private courtyard to private accommodation.		
<b>Total</b>	<b>398.8 Sq. M</b>	<b>4,292 Sq. Ft</b>





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## Plant & Equipment

Not all the systems or equipment in the property has been tested by the vendor or their agent to ensure that they are in working order. Prospective purchasers should rely on their own investigations.

## Fixtures, Fitting & Equipment

An inventory of trade stock, fixtures and equipment to be agreed at offer stage. The fixtures, fittings and equipment owned by the vendor remaining in the property on the day of completion are included in the sale. All items owned by third parties are not included in the sale.

## Services

Mains water, electricity, gas and drainage are connected to the property. Gas fired central heating.

## Tenure

Freehold. Title No. NK393722.

## Terms

The freehold interest is offered for sale at a guide price of £550,000 (subject to contract).

## Possession

Vacant possession upon completion.

## Planning

Hotel / Guest House.

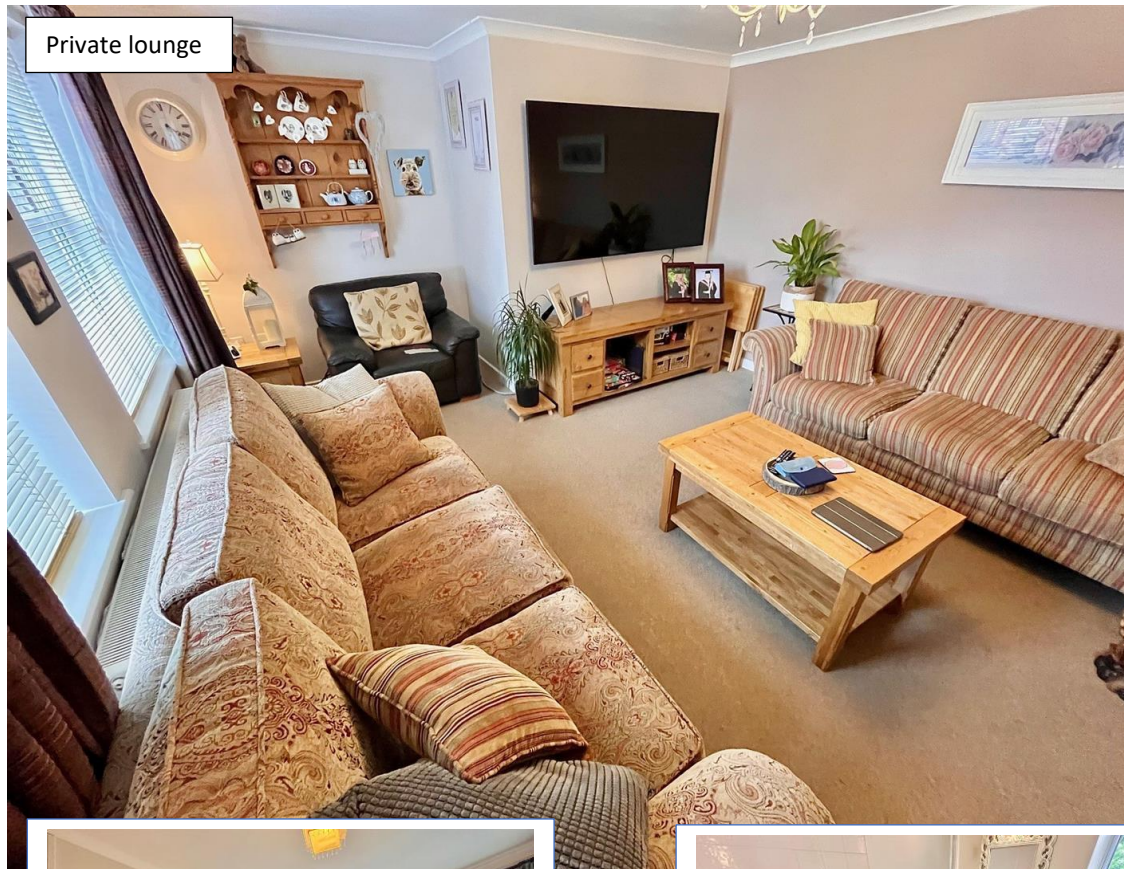
## Business Rates & Council Tax

The Rateable Value is £6,800. An occupier is likely to be eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

The owner's accommodation is assessed as Band 'A' for council tax purposes.



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Private lounge

## EPC

The Property has an Energy Performance Rating of "C" (Rating 62). The Certificate and Recommendation Report are available upon request.

## VAT

We understand that VAT will not be applicable to the purchase price.

## Legal Costs

Each party to be responsible for their own legal costs.

## Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the purchaser will be required to provide proof of identity, address and funds to the selling agents prior to solicitors being instructed.



Private dining room



Private bedroom



Private bathroom

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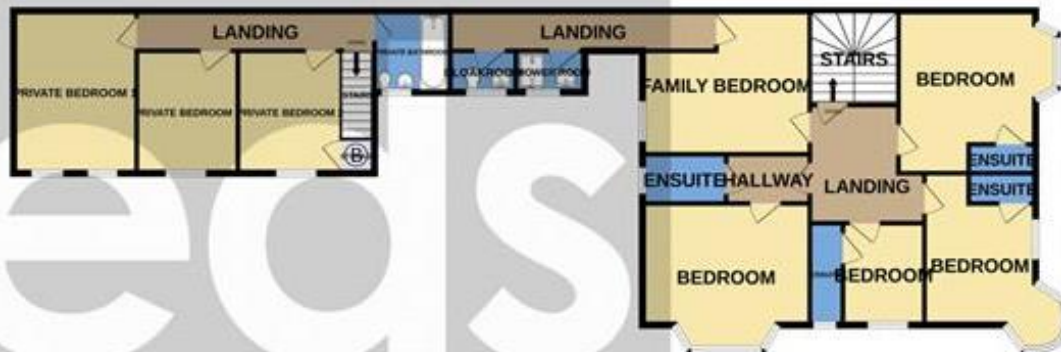
**BASEMENT**  
52.0 sq.m. (560 sq.ft.) approx.



**GROUND FLOOR**  
143.6 sq.m. (1545 sq.ft.) approx.



**1ST FLOOR**  
129.5 sq.m. (1394 sq.ft.) approx.



**2ND FLOOR**  
73.8 sq.m. (794 sq.ft.) approx.





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## Agent Details

For further details please contact:

### Hamish Duncan

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#### Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

#### Disclaimer

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