

Freehold Opportunity

www.paulhubbardonline.com/commercial

£395,000



SUNNYDENE GUEST HOUSE

Well-established, recently refurbished and highly popular 12 bedroom guest house, a stone's throw from the beach and close to the town centre.

Great Yarmouth, Norfolk.

 01502 532 028

 jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY

1. Successful, well-established 12-bedroom semi-detached Guest House/B&B with private owner's accommodation.

2. Recently refurbished from top to bottom, including new high quality carpets and curtains throughout, brand new kitchen, renovated private owner's accommodation, with all rooms and en-suites decorated in a clean and modern style.

3. Located a stone's throw from the popular North Denes Beach in Great Yarmouth, with easy access to the promenade and town centre.

4. 6+ parking spaces on site for guests, with additional free and pay and display parking available nearby.

5. Ideal business venture for a couple looking to for a lifestyle change in a beautiful location.



DESCRIPTION



Paul Hubbard Commercial are excited to present this unique business opportunity, a newly refurbished, 12-bedroom guest house close to the stunning beach in Great Yarmouth, Norfolk.

Situated close to local amenities, transport links, arterial roads and just a stone's throw from a well-known and popular beach, this property is in a prime location for tourists and holiday makers to take advantage of all year round.

Purchased by the current owners a couple of years ago, the property has undergone significant refurbishment from top to bottom, bringing the property up to date with modern fixtures and fittings, brand new quality carpets and curtains, a high spec new kitchen and a complete overhaul of the private owners accommodation.

Since the renovations were completed the business has improved significantly, with regular bookings for holiday makers, contractors, repeat guests and those visiting friends and family in the area contributing to their healthy turnover, which shows no signs of slowing down!

Due to personal reasons, the current owners have decided to pursue other business interests and the property is therefore available to purchase.

Accounts information and floorplans for the property are available upon request, and viewing is highly recommended.



THE PROPERTY

The property has been recently refurbished from top to bottom, and comprises of 12 guest rooms (all with en-suites) including 3 single rooms, 2 twin rooms (one of which is on the ground floor and has a wheelchair accessible wet room), 2 family rooms and 5 double rooms, owner's accommodation, lounge/bar area, dining room and a rear courtyard.

The owners accommodation includes a brand new kitchen with central island, private lounge, office, large double bedroom, bathroom and paved rear garden.

The property benefits from 6+ parking spaces for guests to the front and side of the property, however there is also pay and display car parks very close by which can cater for all guests when at full capacity.

The hotel has wheelchair access throughout the ground floor, including a fully equipped ground floor room with wet room.

Proximity tag entry system on front door for added security for all guests, who have 24-hour access to their rooms throughout their stay, enabling them to go out and enjoy all that Great Yarmouth has to offer.

L2 fire alarm system, sounders and detectors, all of which are checked and tested weekly.

All rooms are also equipped with hairdryer, colour TV, radio alarm clock, cool air fan, ironing board, tea and coffee making facilities, fresh towels and bedding, en-suite shower rooms, thermostat-controlled heating and a guest house welcome pack.







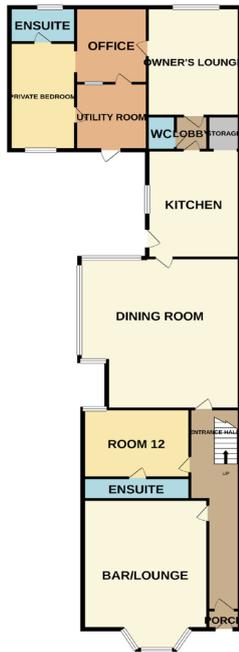






FLOORPLAN

GROUND FLOOR
1322 sq.ft. (123.3 sq.m.) approx.



1ST FLOOR
1371 sq.ft. (127.4 sq.m.) approx.



2ND FLOOR
1068 sq.ft. (99.3 sq.m.) approx.



TOTAL FLOOR AREA : 4262 sq.ft. (395.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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RATES

Business Rates: (1st April 2023 - present)

£0pa (small business rates relief)

For guidance on business rates, please contact Great Yarmouth Borough Council for more information.

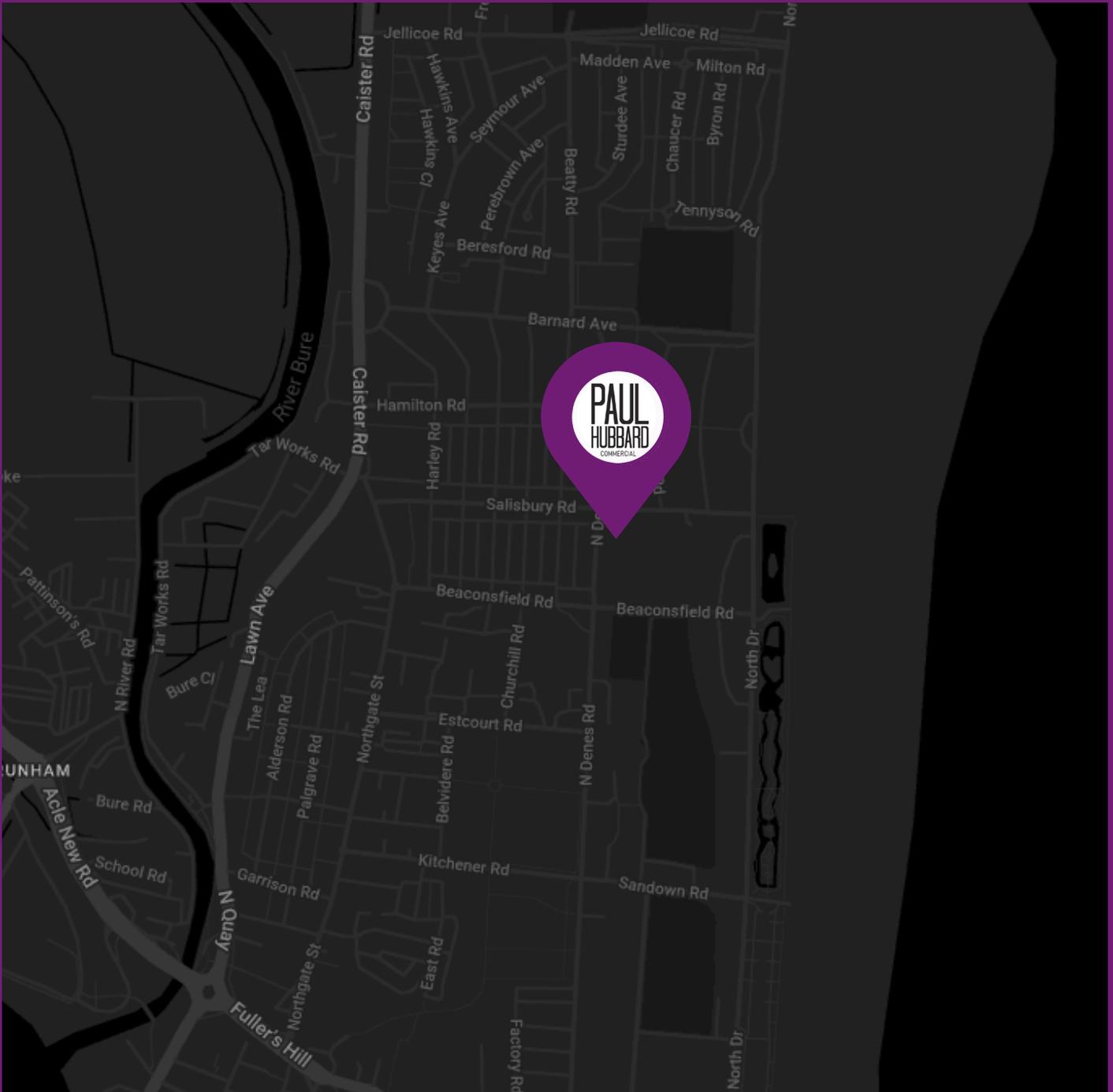


LOCATION



Sunnydene Guesthouse
83 North Denes Road
Great Yarmouth
Norfolk
NR30 4LW

Nestled along the picturesque coastline of Norfolk, Great Yarmouth embodies the perfect blend of seaside charm and dynamic commercial opportunities. Boasting a rich maritime heritage, this vibrant town offers a diverse range of commercial properties, from bustling retail spaces along its historic marketplaces to modern office complexes nestled within its bustling business districts. With excellent transport links including road, rail, and proximity to the nearby Norwich International Airport, Great Yarmouth is strategically positioned for business success. Its scenic waterfront and thriving tourism industry provide an attractive backdrop for businesses seeking to thrive in a lively and dynamic environment. Whether you're looking to establish a retail presence, set up offices, or invest in industrial facilities, Great Yarmouth promises a prime location with boundless potential for growth and prosperity.



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

01502 532 028

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