

Freehold Opportunity

£695,000

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RICHMOND HOUSE, HUNSTANTON

Stunning former guest house close to Hunstanton beach, with planning permission in place for conversion to 13x high quality apartments.

Hunstanton, Norfolk.

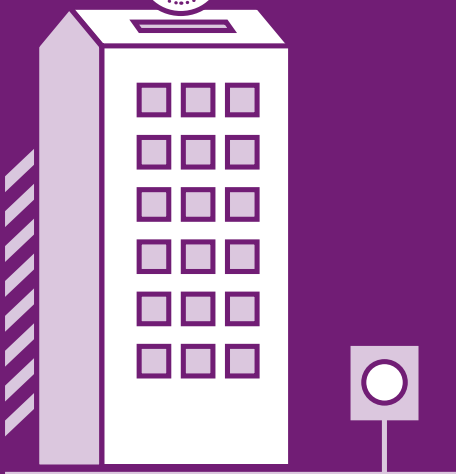
☎ 01502 532 028

✉ jack@paulhubbardonline.com





PROPERTY SUMMARY



- 1.** Former guest house with planning permission in place to convert the property to 13x residential apartments.
- 2.** Potential to continue operating as a B&B/guest house, or to progress with the development.
- 3.** A stone's throw from highly popular Hunstanton beach, with easy access into the town centre.
- 4.** GDV figures available upon request.
- 5.** Available to view immediately.

DESCRIPTION



Paul Hubbard Commercial is delighted to present a fantastic development opportunity on the North Norfolk coast

Richmond House has stood proudly in Hunstanton for many years, operating as a successful guest house, catering to the many tourists who visit the area year in and year out. It is located on Westgate, which is just a few hundred meters from the highly popular beach and a short walk into the busy town centre.

The property is still registered as a guest house, however planning permission has been granted for the property to be converted to 13x apartments, including 10x 2 bedroom apartments and 3x 1 bedroom apartments.

Ground Floor

- Unit 1 - 2 bedrooms - 81.5sq m
- Unit 2 - 1 bedroom - 58.8sq m
- Unit 3 - 2 bedrooms - 66.8sq m
- Unit 4 - 2 bedrooms - 57.5sq m

First Floor

- Unit 5 - 2 bedrooms - 78.1sq m
- Unit 6 - 2 bedrooms - 76.2sq m
- Unit 7 - 2 bedrooms - 59sq m
- Unit 8 - 2 bedrooms - 60.6sq m
- Unit 9 - 1 bedroom - 37.9sq m

Second and Third Floor

- Unit 10 - 2 bedrooms - 76.1sq m
- Unit 11 - 2 bedrooms - 75.6sq m
- Unit 12 - 2 bedrooms - 62.5sq m
- Unit 13 - 1 bedroom - 50.1sq m

All documents relating to the planning permission can be found on the Mid-Suffolk planning portal, under reference: 22/00691/FM - Alternative reference: PP-11195912

Proposal: Extensions, alterations and part conversion of mixed use building (hotel & flats) into 13 residential units.

Decision: Permitted

Decision Issue Date: Friday 12th May 2023

For more information or to arrange a viewing, please contact Jack at Paul Hubbard Commercial on 01502 532028 or email jack@paulhubbardonline.com.

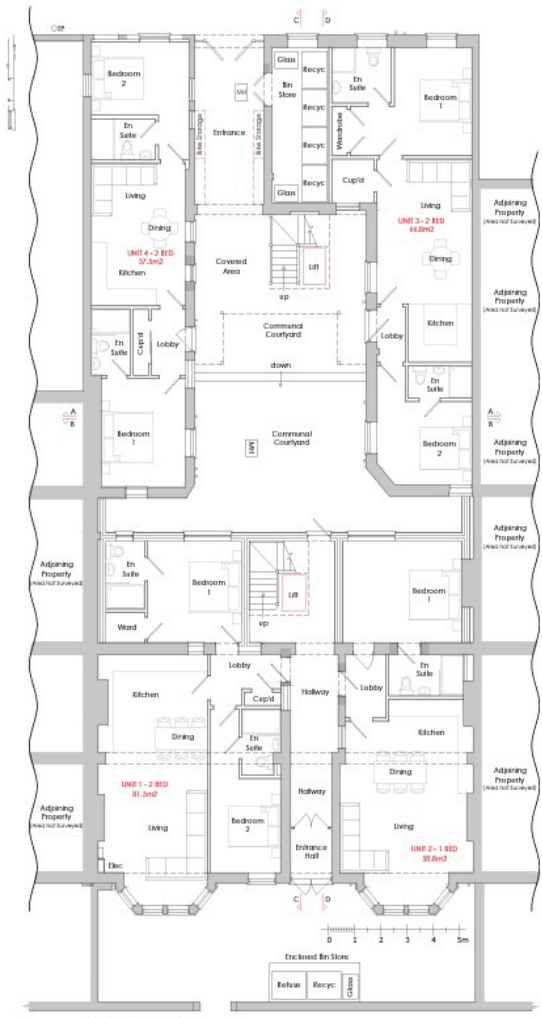






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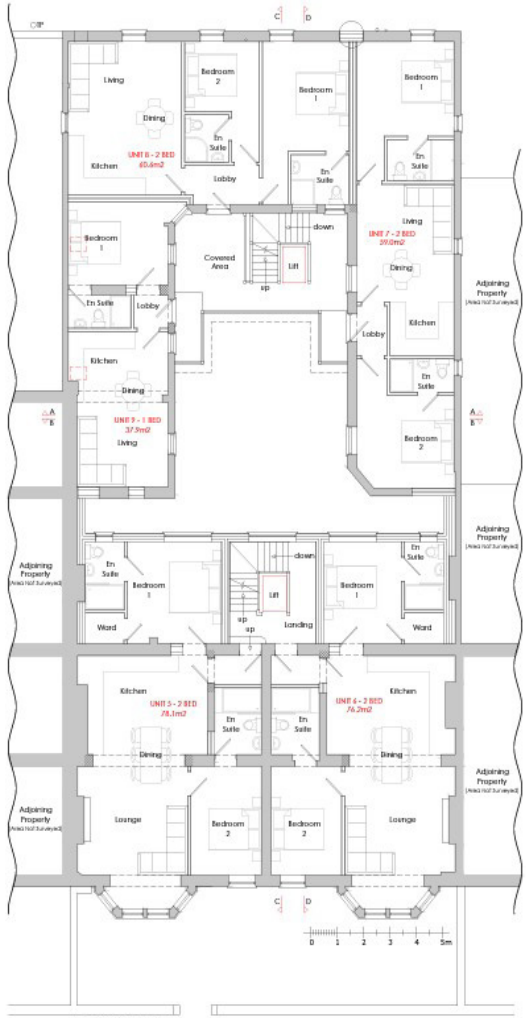
Richmond House, 6-8, Westgate, Hunstanton, PE36 5AL



Unit	No. Beds	GIA (m ²)
1	2	81.5
2	1	38.8
3	2	68.8
4	2	37.5
5	2	78.1
6	2	25.2
7	2	39.0
8	2	48.6
9	1	37.9
10	2	76.1
11	2	73.6
12	2	62.5
13	1	30.1

VERTEX ARCHITECTURAL
 10000 Highway 100, Suite 100
 Huronville, Michigan 49856
 Phone: (269) 235-1100
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 Email: info@vertexarchitect.com
 Website: www.vertexarchitect.com

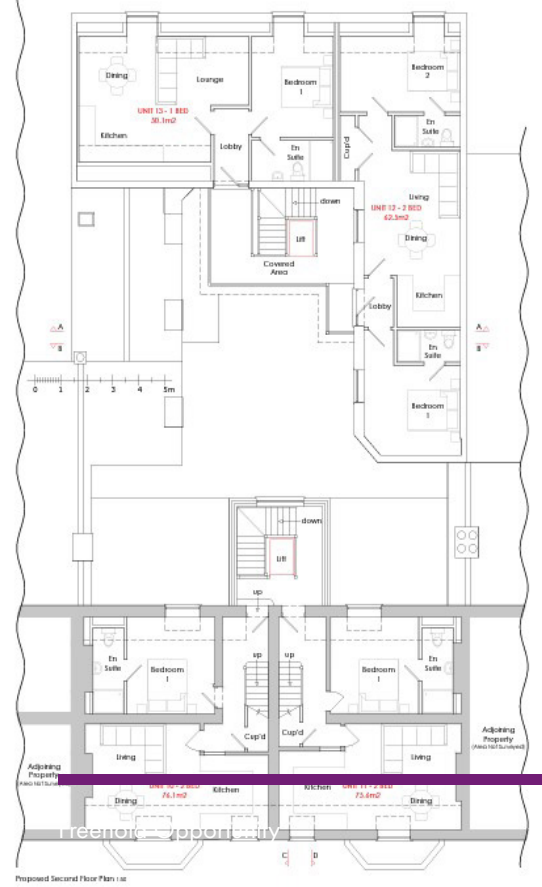
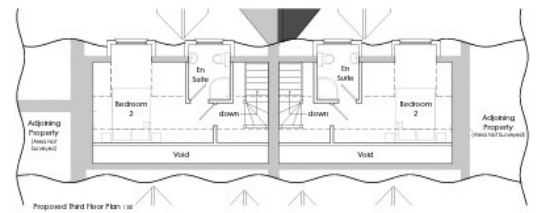
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 Project: [Redacted]
 Change of Use, Note to Plans
 Proposed Ground Floor Plan
 Rev: December 2022 1:00
 21204 05 B



Unit	No. Beds	GIA (m ²)
1	2	81.5
2	1	38.8
3	2	68.8
4	2	37.5
5	2	78.1
6	2	25.2
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Client: [Redacted]
 Project: [Redacted]
 Change of Use, Note to Plans
 Proposed First Floor Plan
 Rev: December 2022 1:00
 21204 06 B



Unit	No. Beds	GIA (m ²)
1	2	81.5
2	1	38.8
3	2	68.8
4	2	37.5
5	2	78.1
6	2	25.2
7	2	39.0
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Client: [Redacted]
 Project: [Redacted]
 Change of Use, Note to Plans
 Proposed Second Floor Plan
 Rev: March 2023 1:00
 21204 07 C



- Markings to be:
- Bed facing balcony
 - Stair reflect roof lines
 - UPVC windows and doors
 - UPVC rainwater goods
 - Self-closed window
 - Ceiling/wallpaper boarding
 - Grey flat roof system
 - Sharpen steel structure

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Client: [Redacted]
 Project: [Redacted]
 Change of Use, Note to Plans
 Proposed Site Plan
 Rev: March 2023 1:20
 21204 08 C







RATES

Rateable value

£10,250.

The business currently qualifies for small business rates relief. For guidance on business rates, please contact West Norfolk council for more information.

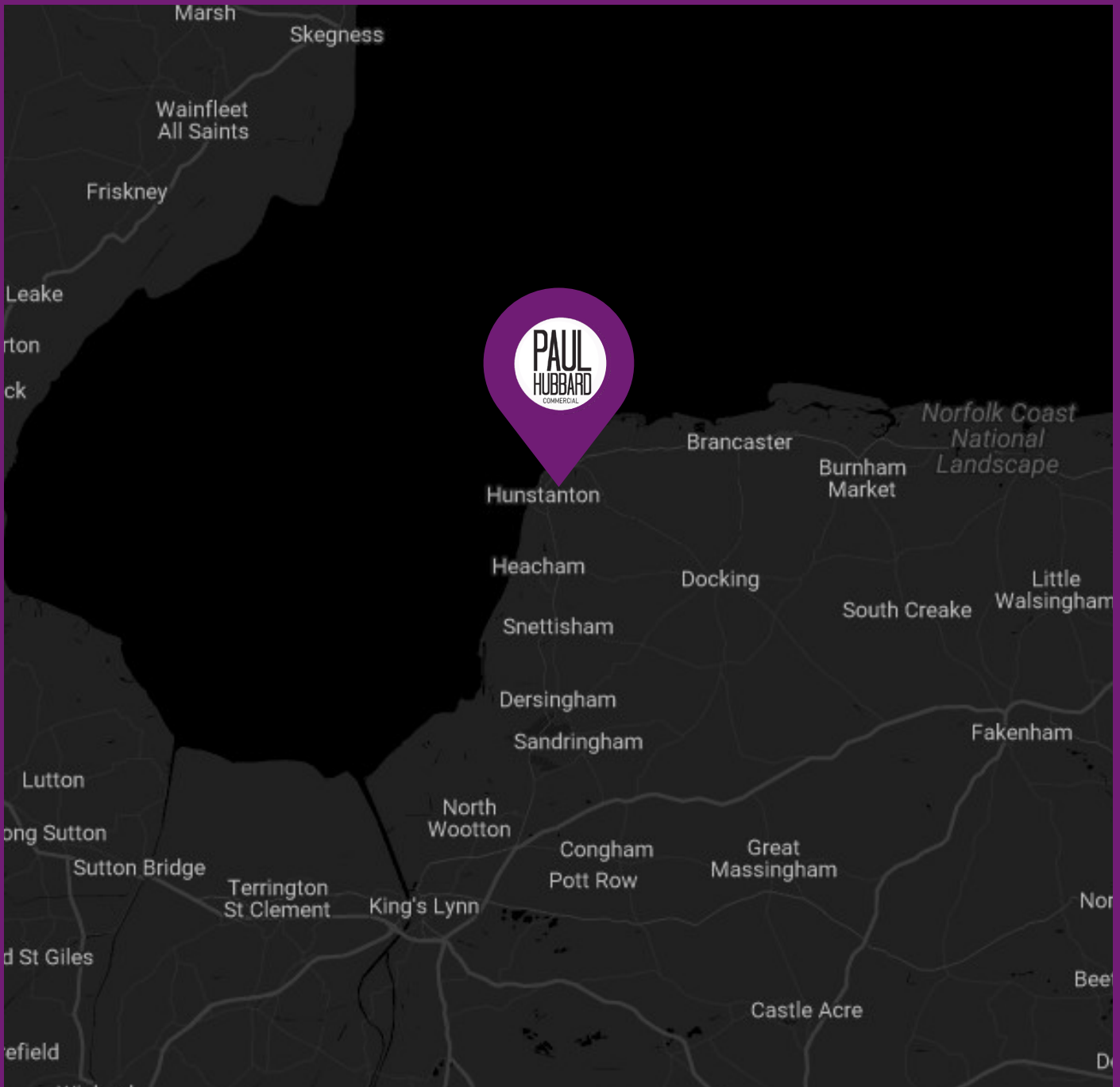


LOCATION



Richmond House
6-8 Westgate
Hunstanton
Norfolk
PE36 5AL

Hunstanton, a charming seaside town in Norfolk, is renowned for its stunning sunsets, striking cliffs, and expansive sandy beaches that make it a sought-after location for both residents and tourists. Located approximately 40 miles northwest of Norwich, Hunstanton offers a perfect blend of coastal living and easy access to the amenities of a vibrant city. The town boasts a lively promenade, a variety of independent shops, restaurants, and leisure facilities, making it an ideal destination for families and retirees alike. With its unique west-facing beach on the east coast, Hunstanton enjoys spectacular sea views and ample opportunities for water sports, coastal walks, and relaxing days by the shore.



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 Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

jack@paulhubbardonline.com

