



ADDRESS
Dixies, Marine Parade
Great Yarmouth
Norfolk
NR30 2EJ

TENURE
Leasehold

STATUS
Going Concern

LARKES

WWW.LARKES.CO.UK
SALES@LARKES.CO.UK
01493 330299



“Believed to be the last original 1950s seafront kiosk – a unique and historic trading opportunity.”

**Dixie's Café, Marine Parade,
Great Yarmouth, Norfolk**

A rare chance to acquire a thriving and well-established seaside café business, fully furnished and ready for immediate trading.

Location

Great Yarmouth is a renowned coastal town approximately 20 miles east of Norwich and eight miles north of Lowestoft. Marine Parade, situated at the heart of the town's vibrant Golden Mile, is a popular pedestrianised area lined with amusement arcades, leisure attractions, cafés, and restaurants. Dixie's Café enjoys a prime trading position overlooking the beach and adjacent to the busy Empire pay-and-display car park.

Description

The property comprises a well-presented, single-storey, lock-up café with traditional glazed frontages facing both the beach and the car park. A designated outdoor seating area enhances the café's appeal, offering additional covers during warmer months.

The kiosk is believed to be the last surviving original 1950s kiosk on Great Yarmouth's seafront. Historically, it formed the south-eastern corner of the former open-air Marina Centre and Lido. Retaining many authentic period features, the building offers future operators a unique opportunity to celebrate its heritage and leverage its history as a distinctive marketing tool, adding character and individuality to the business.

The Business

Dixie's Café is a long-standing and profitable seaside café, enjoying a loyal customer base and strong levels of repeat business. Trading for over 25 years, and operated by the current owners for approximately 9 years, the business has established an excellent local reputation. Full trading accounts are available to genuine interested parties upon request.

Fixtures & Fittings

All fixtures, fittings, and stock are included in the sale. A detailed inventory will be provided to prospective purchasers.

Tenure

The property is offered on the remainder of a full repairing and insuring lease with an unexpired term of approximately 9 years. The passing rent is £7,200 per annum exclusive. The lease benefits from the security of tenure provisions of the Landlord & Tenant Act 1954, offering the potential for renewal.

At a Glance

- Property: Leasehold Seaside Café Business
- Approximate Floor Area: 320 sq ft (29.7 sq m)
- Energy Rating: TBC
- Local Authority: Great Yarmouth Borough Council

The Legal Bit:

At Larkes, we strive to present accurate and realistic photographs, floor plans, and descriptions. Our marketing materials are intended as a general guide, and prospective buyers are advised to personally inspect the property, ask pertinent questions, and independently verify details.

We take our duty of care seriously, ensuring information is correct to the best of our ability. However, some details rely on information provided by the seller or third parties. Floor plan measurements may be rounded, and distances are approximate.

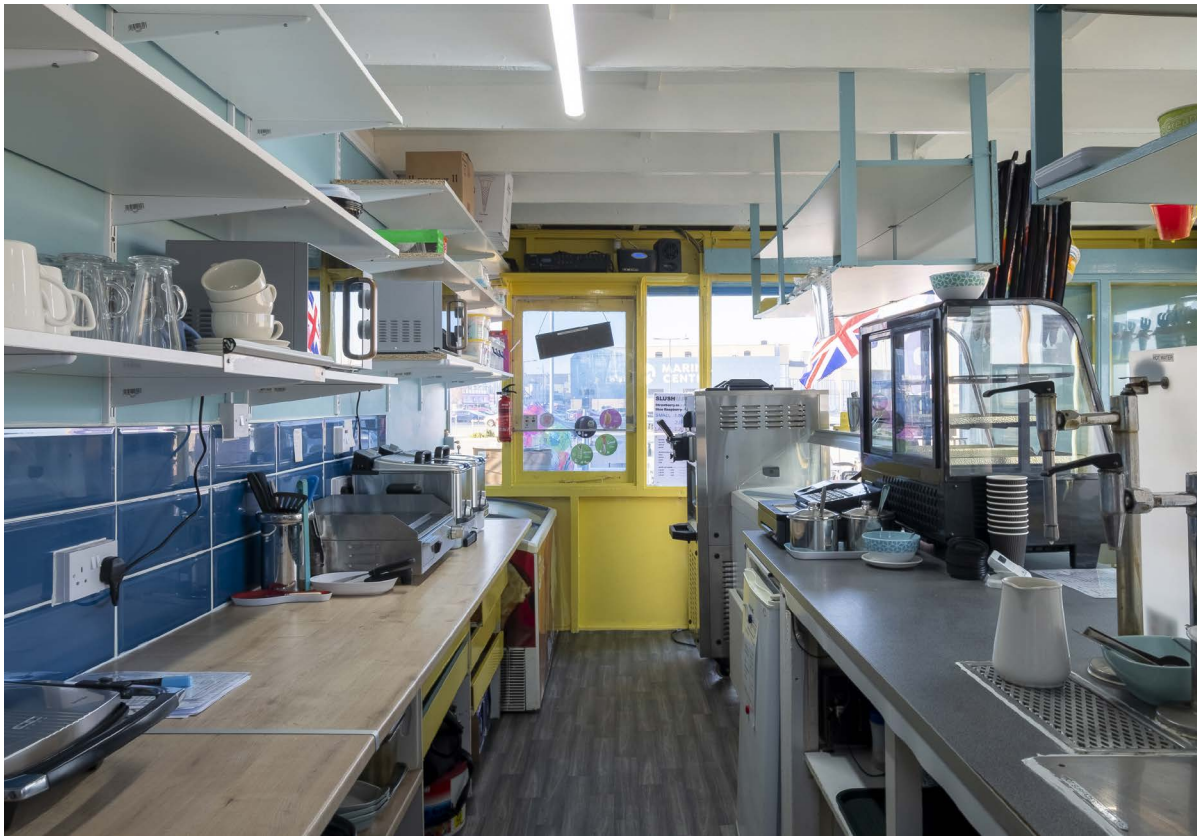
*Energy Performance Certification data; actual costs may vary depending on usage and supplier rates.



View to the South



View to the North



Kitchen area

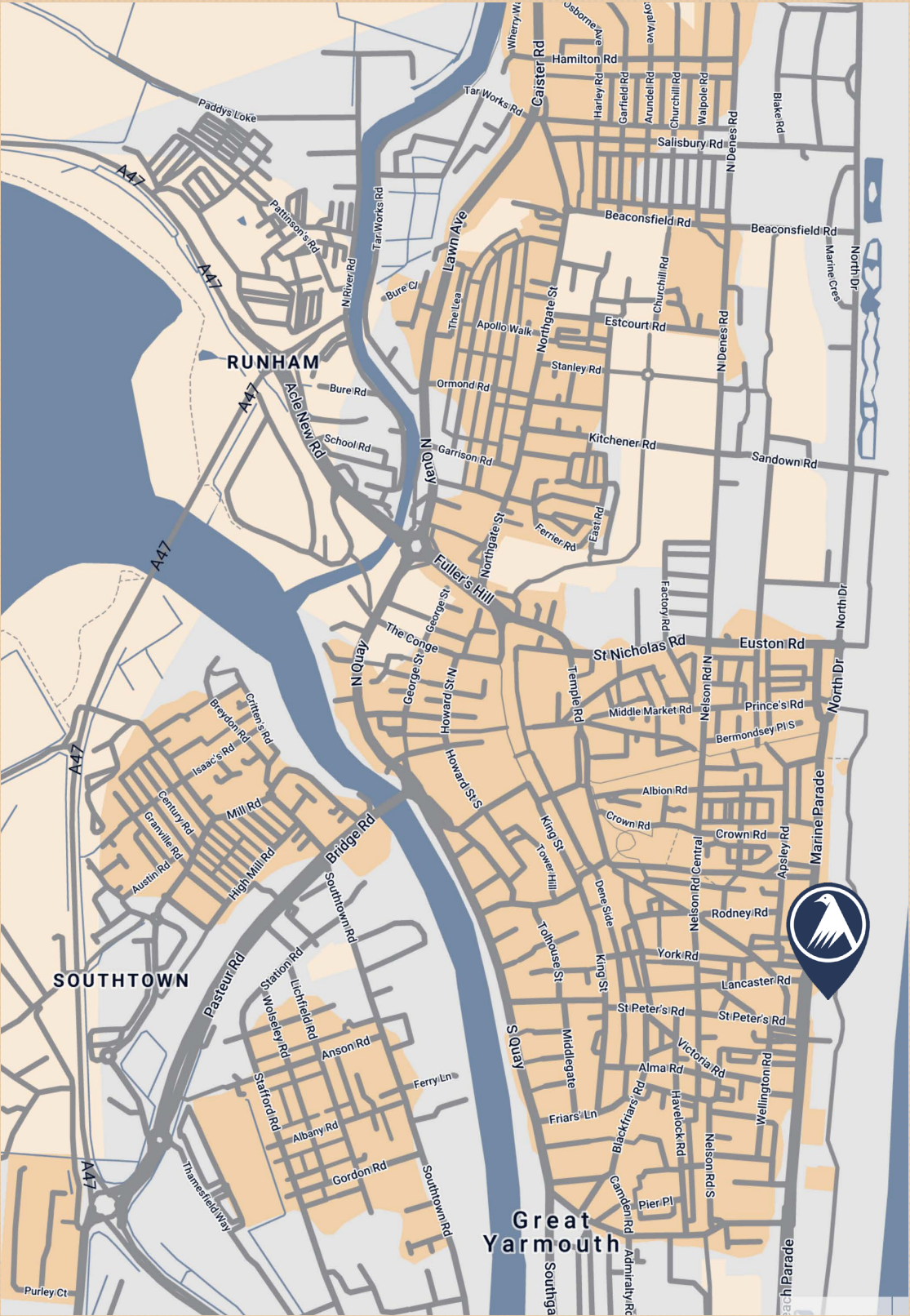


Dining area



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Ref: 7367



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