



## Gate Lodge Guest House

Ref: 1446721

2 Westgate, Hunstanton, Norfolk, PE36 5AL

Freehold: £650,000

Profitable owner-operated business

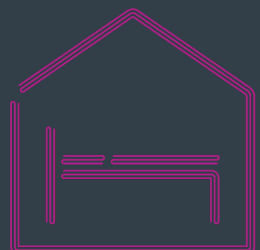
7 en-suite letting rooms

2 bed owner's accommodation

Breakfast room & lounge with small bar

Attractive gardens & outdoor seating

Energy Rating C



Gate Lodge is a Victorian house, which has been extensively refurbished throughout, with ground floor public areas and letting accommodation, as well as owner's accommodation on the first and second floors. Our clients have created a warm, friendly and relaxing atmosphere, whilst being ideally placed for all the amenities that Hunstanton and the famous North Norfolk Coast have to offer. They also maintain a lovely garden with outdoor seating in the summer, as well as on-site parking.

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### Location

Situated close to the centre of Hunstanton. The sandy beaches, main shopping areas and the Princess Theatre are within easy walking distance. North West Norfolk benefits from year round visitors and there are many tourist and leisure attractions in demand across the county and region beyond, including many historic houses, as well as well known coastal towns and villages. Hunstanton is accessible via the A149 from King's Lynn, which is also where the nearest national rail services are located, 16 miles to the south west. Norwich, the main city in Norfolk, is located 43 miles south east, which also has the closest international airport.



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### Internal Details

- Main entrance at the front of the property leads to lobby and reception
- Attractive breakfast room for all guests
- Comfortably fitted out lounge with mini bar
- Customer WCs
- Fully equipped and well-maintained kitchen and service areas

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### Letting Accommodation

Gate Lodge has seven attractive and refurbished guests rooms, all en-suite, with showers and some also with baths. There are six doubles and one twin room, with two second floor rooms also offering sea views. There are two more doubles currently being used by the owner's, which could easily add to the letting accommodation.

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### The Opportunity

A charming and well-established guest house attracting new and repeat leisure trade. Gate Lodge has generated good profits considering it only operates from Easter to October. We fully expect profits to grow with new ownership taking the opportunity to expand the operating season.

Owned by our clients since 2008, the guest house has been extensively refurbished and kept to an exquisite standard to retain the repeat business. Given its location and ease of operation, we believe this is a great opportunity to acquire an attractive, profitable four star rated guest house.



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### Staff

Operated by our clients with part-time assistance for housekeeping.

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## Trading Information

Trading accounts show sales for the year to 5/04/2023 of £83,091 excluding VAT (2021/22: £81,571), with a gross profit of £63,347 (2021/22: £65,359).

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## Fixtures & Fittings

The guest house is excellently fitted out for the trade undertaken, reflecting the standards set and equally demanded, by both the vendors and guests.

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## Regulatory

Premises license

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## External Details

Beautifully maintained gardens, with a raised patio for outdoor seating in the summer. Guests often make use of the mini bar and outdoor seating when the weather permits. There is off-street parking for five cars and our clients rarely have issues with finding spaces on the street to the front of the property.



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## Tenure

Freehold.

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## Business Rates

The rateable value is £6,800 as of 1st April 2023.

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## Customer Due Diligence Checks

The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017 (as amended) require us to conduct due diligence checks upon all purchasers. When an offer has been accepted, the prospective purchaser(s) will need to provide, as a minimum, proof of identity and residential address; if the purchaser is a company or other legal entity, then any person owning more than 25% must provide the same. These documents must either be handled and copied by a Christie & Co employee, or certified copies be provided.

## Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

### Hugo Fairbanks Weston

Agent

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Ipswich



Christie Finance is an independent finance broker recommended by Christie & Co. For full information on the finance options available for this business or any other, please call 0344 412 4944.



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