

Freehold Opportunity

£599,995


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# GATE LODGE, HUNSTANTON

Beautiful, 9-bedroom Victorian guest house with private owner's accommodation, fully licenced bar and stunning garden, located just a stone's throw from the picturesque North Norfolk coast.

Hunstanton, Norfolk.

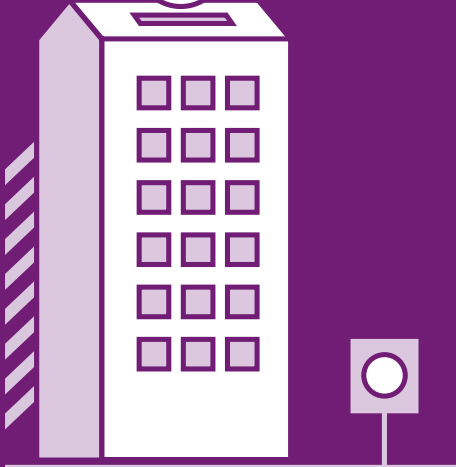
 01502 532 028

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**PAUL  
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COMMERCIAL



# PROPERTY SUMMARY



**1.** Stunning 9-bedroom Victorian guest house including private owner's accommodation.

**2.** Includes a fully licenced bar area, resident's lounge area, private parking, fully equipped commercial kitchen and beautiful garden.

**3.** Located in the popular coastal town of Hunstanton, one of the most sought after areas on the North Norfolk coast.

**4.** Perfect investment for a couple or family to take on a thriving, well-established and highly rated lifestyle business.

**5.** All rooms, including the owner's accommodation, have been refurbished to a high standard and all future bookings can be passed on to the new owners.

# DESCRIPTION



Paul Hubbard Commercial is delighted to present a fantastic opportunity to purchase a highly successful 9-bedroom guest house on the North Norfolk coast.

Gate Lodge guest house is a stunning 9-bedroom Victorian guest house in Hunstanton, situated on Westgate, just a stone's throw from the hugely popular beach and a short walk into the bustling town centre.

Hunstanton is popular for its stunning natural scenery, including unique red and white striped cliffs and a rare west-facing beach that offers beautiful sunsets. The expansive sandy shores are perfect for families, water sports, and traditional seaside activities, complemented by attractions like the Sea Life Sanctuary and funfair rides.

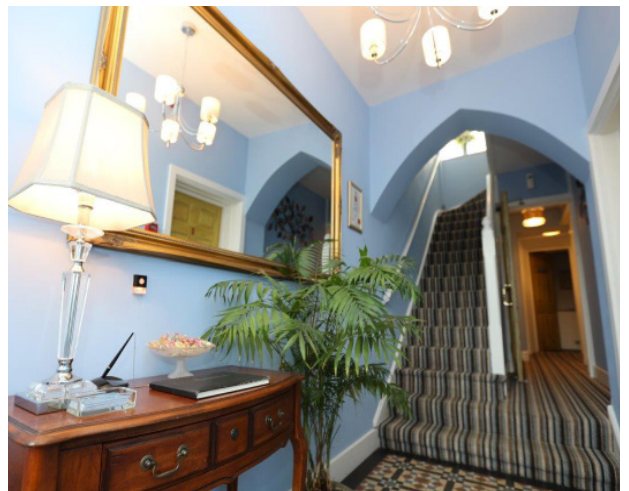
With its charming Victorian architecture, beautifully maintained gardens, and easy accessibility (just 40 miles from Norwich), Hunstanton combines the appeal of a nostalgic seaside town with modern amenities, making it a favourite destination for day trips, holidays, and retirement.

The property itself has been refurbished by the current owners to a very high standard, offering guests a taste of luxury when staying in one of the 9 guest rooms, as well as offering a fully licenced bar, a cosy guest lounge, a bright and spacious dining area, and a carefully curated garden which guests can enjoy at their leisure.

There is also a fully fitted commercial kitchen where the owners can prepare the guests breakfasts, and all fixtures, fittings and equipment for the business are included in the sale.

Due to retirement, the property is now available to purchase and would be an ideal investment for a couple, or a small family, to take on and continue running it as a successful and profitable lifestyle business. All future bookings will be passed on to the new owners, and those wishing to continue running the business will benefit from its extensive array of 5 star reviews across Trip Advisor and many other booking platforms.

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











Freehold Opportunity

Gate Lodge, 2, Westgate, Hunstanton, Norfolk, PE36 5AL





# RATES

Rateable value

**£6,800.**

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

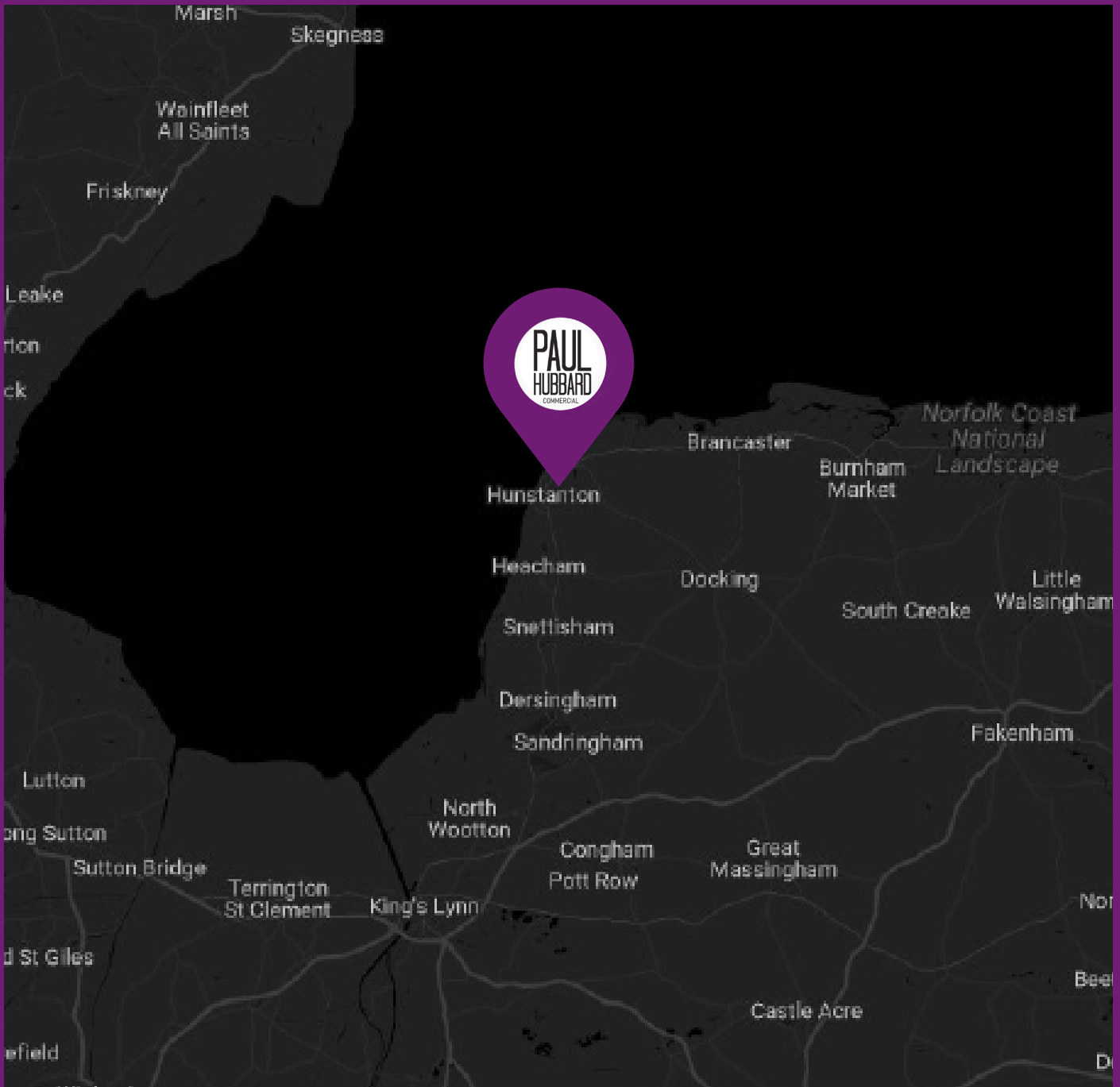


# LOCATION



**Gate Lodge  
2 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.

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## 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

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