



Clover Court Hotel, 15 Princes Road

£280,000 Freehold

A rare opportunity to acquire a substantial coastal property currently operating as a guest house, superbly positioned close to the Great Yarmouth coastline and benefitting from consistently strong footfall thanks to the town's enduring popularity with holidaymakers and short-stay visitors. Offering extensive and well-planned accommodation over multiple levels, this impressive building is ideally suited to a continued hospitality venture, an owner-operated business model, or an investment purchase with scope for future reconfiguration (subject to any necessary consents). Fully furnished and fully booked already for the next year.

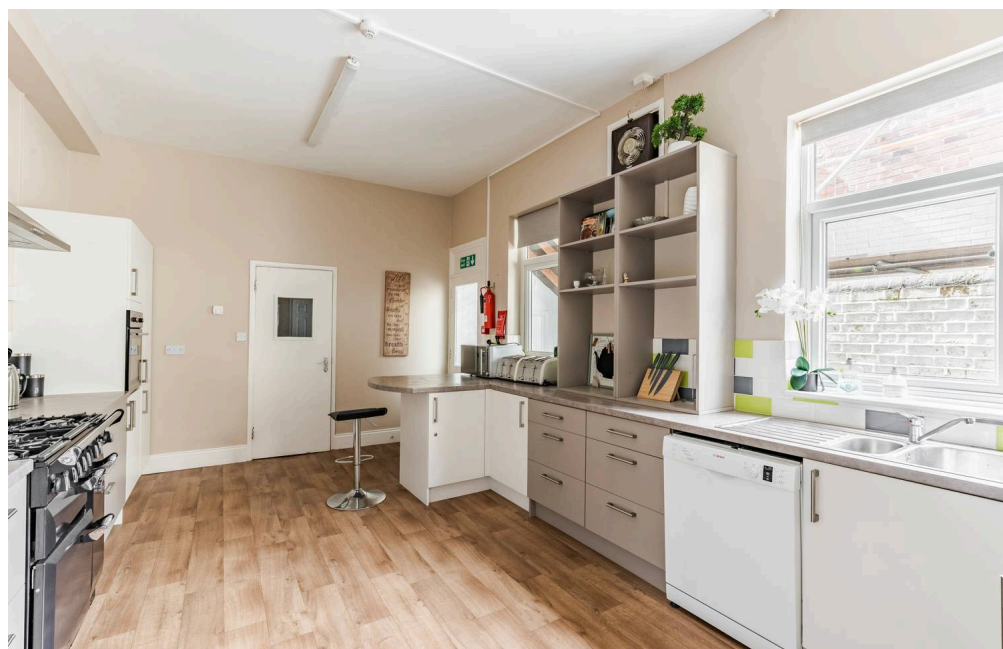
Council Tax band: TBD

Tenure: Freehold

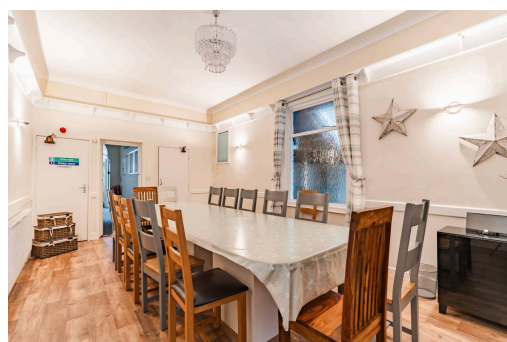
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Great Yarmouth

Princes Road in Great Yarmouth is located just inland from the seafront, within a dense grid of traditional terraced housing that transitions into the town centre and tourist areas. Its proximity to the seafront means it sits on the edge of the town's main visitor zone, with the beach and promenade reachable on foot in a few minutes. This positioning gives it access to seasonal coastal footfall without being directly dependent on the busiest stretches of the Golden Mile.



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During peak holiday periods, visitor movement increases across surrounding streets as tourists circulate between accommodation, attractions and the beach. Nearby draws include the seafront amusements, the Pleasure Beach, the Hippodrome Circus and the wider promenade, all of which contribute to a steady flow of people through the area, particularly in spring and summer.

Retail and day-to-day amenities are centred a short walk away around the Market Gates Shopping Centre and the main high street routes such as Regent Road and King Street. These areas provide a mix of national retailers, services and independent shops, creating a reliable daytime population.

Supermarket provision is strong for a town of this size, with Asda, Tesco, Sainsbury's and ALDI all within a short drive or bus journey, meaning the area benefits from a well-supported residential catchment. This helps sustain consistent year-round demand beyond the tourist season.

Transport connections are straightforward. The A47 links Great Yarmouth to Norwich and the wider road network, while the railway station provides direct services to Norwich for onward connections. Bus routes run regularly through the town centre and along the seafront, making the area accessible for both residents and visitors without relying entirely on car travel.

Clover Court

Clover Court substantial coastal property currently used as a guest house and operated as a fully furnished holiday let, positioned close to the Great Yarmouth coastline and well placed to benefit from the town's regular visitor footfall. The property is being sold



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