

LARKES



NELSON ROAD SOUTH, GREAT YARMOUTH, NORFOLK, NR30 3JL  
**£280,000** Freehold

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YARMOUTH**  
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A SUPERIOR COASTAL GUEST HOUSE which enjoys an enviable trading position just off Great Yarmouth's Marine Parade. The business has been trading for over 30 years and in the PRESENT HANDS since 2012. It is only now OFFERED FOR SALE due to the vendor's desire to retire and relocate.

The business is CURRENTLY RUN entirely by the vendors. We understand that the business trades all year round and benefits from both commercial and holiday trade, with excellent retained and repeat business bookings from one of the town's largest Offshore Supply Companies.

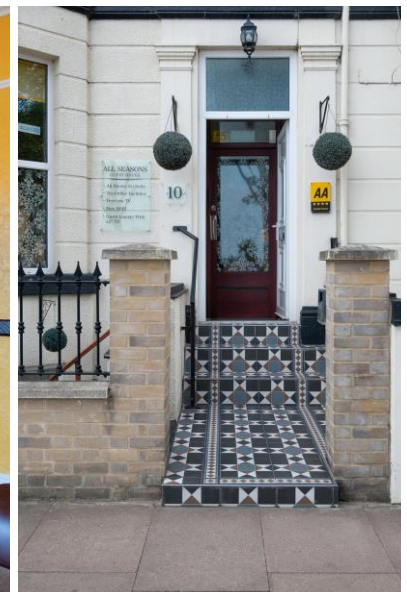
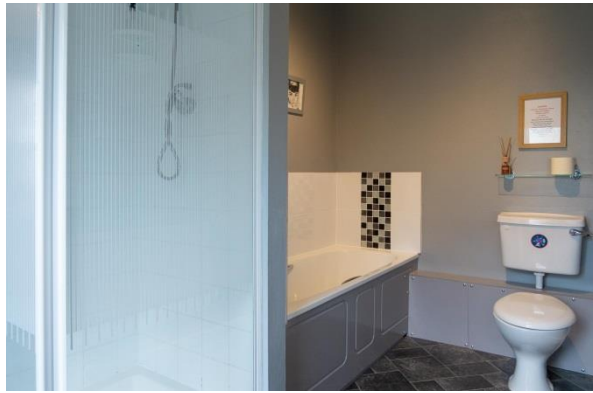
The business enjoys a considerable level of repeat business due to an excellent reputation and has many good 5\* REVIEWS, however, there are plenty of opportunities to expand the trade and increase turnover. The business ALREADY offers the normal EXCELLENT GROSS PROFIT MARGINS and trading figures will be made available to serious prospective buyers once they have actually inspected the premises.

We understand that STOCK to be taken over at valuation upon completion should be nominal.

**THE PROPERTY**

Arguably one of the nicest guest houses we have seen in Great Yarmouth, offering eight spacious guest rooms all offering en-suite facilities in addition to a private owners lounge and large bedroom also with en-suite facilities. Conveniently situated towards the junction with Queens Road, All Seasons is just a short walk to the beach whilst also being well placed for the main town centre amenities. The current owners have invested heavily to make sure the property is beautifully presented in order to meet customer expectations and beyond. Would suit a keen operator who would carry on pushing the business on.

Please view the floor plan for room dimensions and layout.



### LOCATION DETAILS

All Seasons Guest House is located in a sought after area in the seaside town of Great Yarmouth on the East Coast of Norfolk. Great Yarmouth remains one of the County's most popular holiday destinations, being surrounded by stunning beaches along with many tourist attractions, not least the famous Norfolk Broads. The town has a population of circa 40,000 that increases immensely during the summer months.

### BUSINESS RATES

For information on the rates applicable to these premises, please visit the Valuation Office ([www.voa.gov.uk](http://www.voa.gov.uk)).

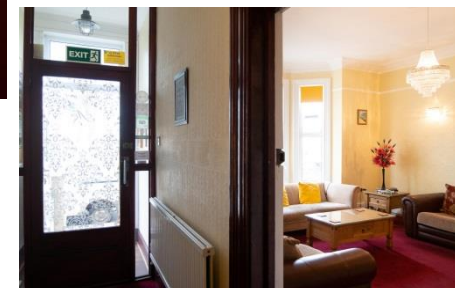
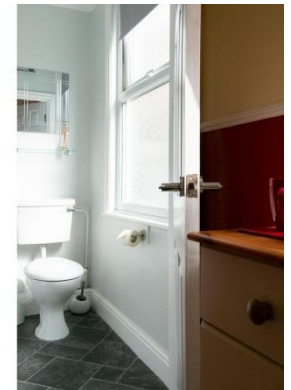
### ASKING PRICE

£280,000 Freehold & Business

### SERVICES

Mains gas, water, electricity and drainage are understood to be connected (subject to confirmation from the statutory authorities).

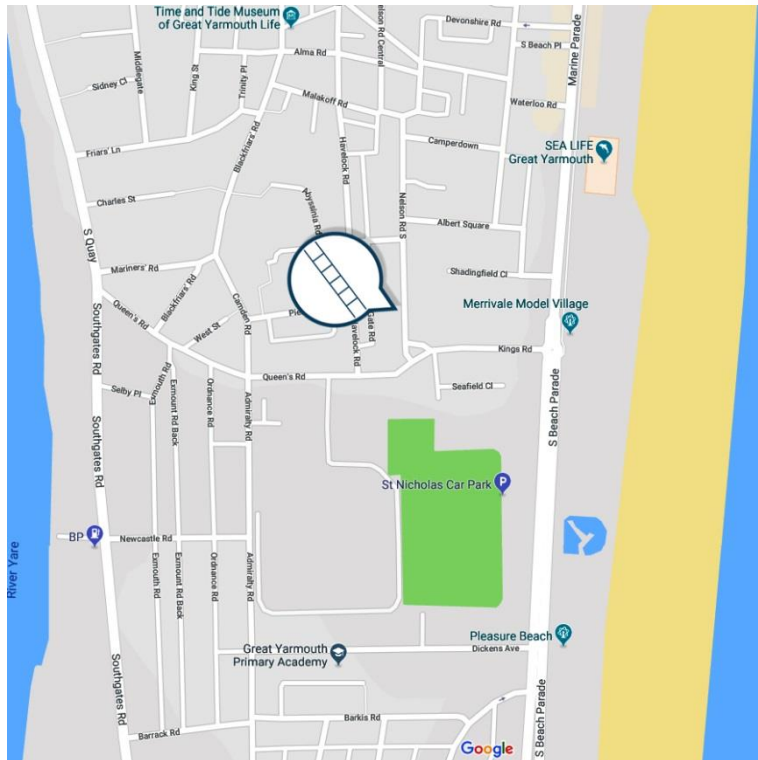
Larkes have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.





### AT A GLANCE:

Property: Guest House – Freehold & Business  
Approximate Floor Area: 3,105 Sq Ft (288.5 Sq M)  
Heating: Gas Central Heating  
Energy Rating: C 53  
Local Authority: GYBC



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

