

Business Sale

£160,000



HMS HINCHINBROOK, GREAT YARMOUTH

Long-established and fully fitted licensed seafront restaurant business occupying a prime trading position on Great Yarmouth's busy Marine Parade.

Great Yarmouth, Norfolk.

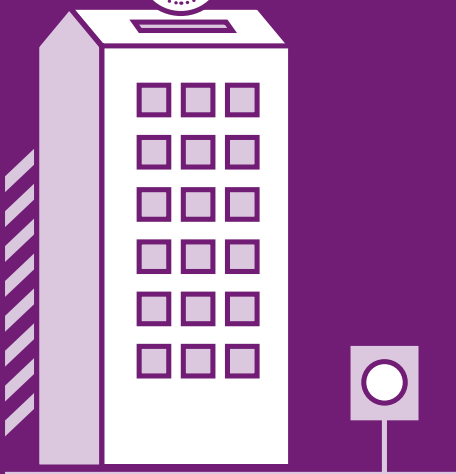
☎ 01502 532 028

✉ jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



- 1.** Prominent licensed restaurant business occupying a prime seafront trading position on Great Yarmouth's busy Marine Parade
- 2.** Approx. 100 internal covers together with a further 32 external covers overlooking the promenade and beachfront
- 3.** Fully fitted and equipped throughout including commercial kitchen, bar area, furniture, fixtures and fittings
- 4.** Held on a 10 year lease from April 2021 at a passing rent of £20,000 per annum, with approximately 5 years remaining
- 5.** Excellent opportunity for an owner-operator to further increase turnover, extend trading and improve profitability

DESCRIPTION



Paul Hubbard Commercial are pleased to present an opportunity to acquire a well established, highly popular and perfectly located restaurant business in Great Yarmouth, Norfolk.

Occupying a prime and highly prominent trading position directly on Great Yarmouth's seafront, HMS Hinchinbrook represents an excellent opportunity to acquire a long-established and fully fitted licensed restaurant business in one of the East Coast's best-known tourist destinations. Positioned on Marine Parade opposite the beach and promenade, the business benefits from substantial seasonal footfall, excellent visibility and a strong reputation with both locals and visitors alike.

The restaurant provides approximately 100 internal covers together with a further 32 external covers and is fully equipped with commercial kitchen facilities, bar area, customer seating and ancillary storage. The business trades successfully as a licensed restaurant and is offered for sale as a genuine going concern including goodwill, fixtures, fittings and equipment, providing an incoming purchaser with a turnkey opportunity.

The business currently operates on a seasonal basis between February and November and generates turnover in the region of £320,000–£330,000 per annum. There remains clear potential to increase profitability and further develop the business through extended opening periods, enhanced online presence, private functions, events and operational efficiencies. The current setup offers excellent scope for an owner-operator or experienced hospitality business looking to capitalise on the established trading position and strong seafront location.

The premises are held on leasehold terms by way of a 10 year lease from April 2021, with approximately 5 years remaining, at a passing rent understood to be £20,000 per annum. Further lease information is available upon request.

The property has established restaurant use and occupies a highly desirable leisure and hospitality location within Great Yarmouth, surrounded by a range of tourist attractions, hotels, bars and complementary operators.

Businesses of this nature and position rarely become available on the open market and early enquiries are therefore strongly encouraged.













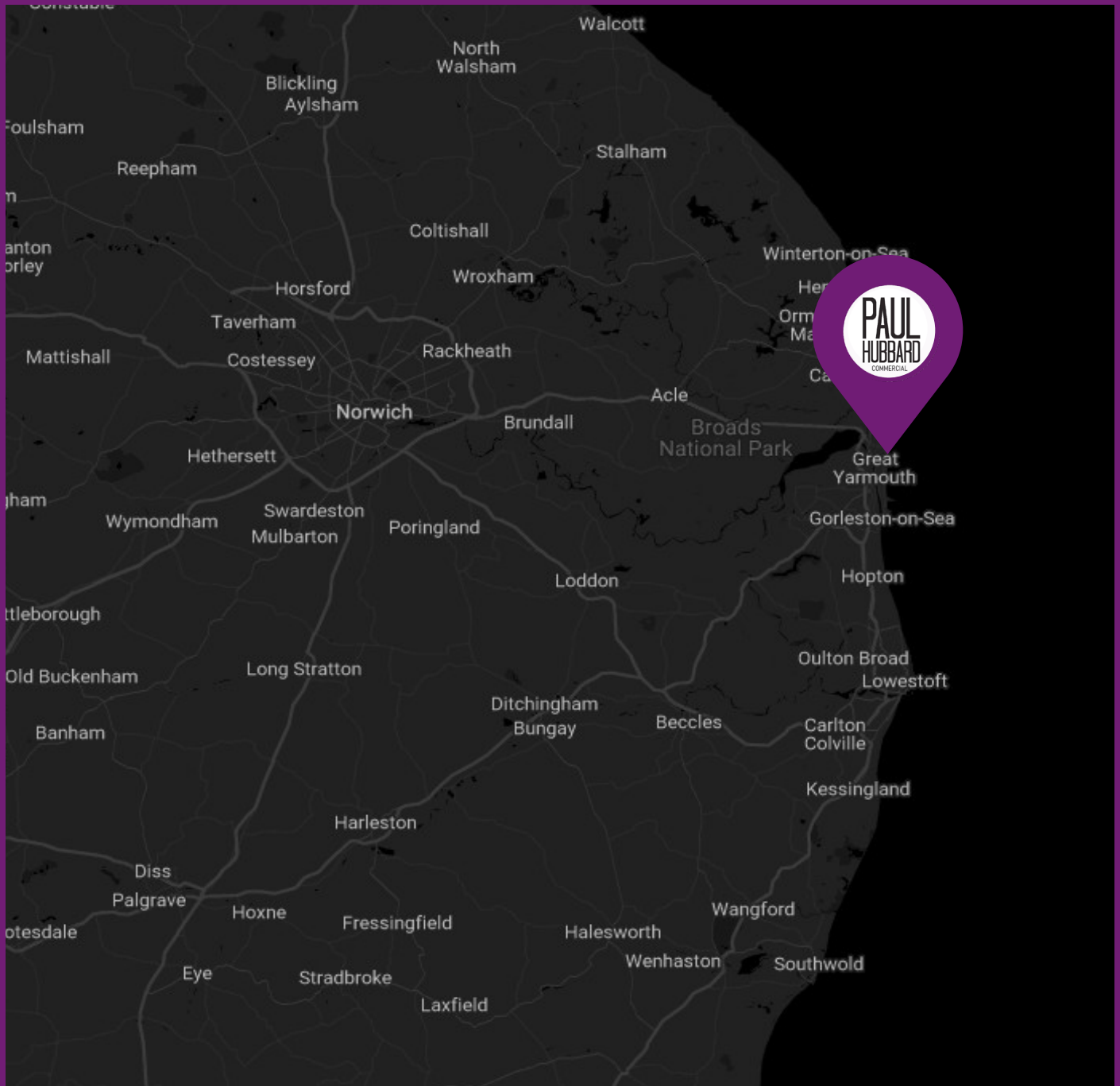






HMS Hinchinbrook
6 Marine Parade
Great Yarmouth
Norfolk
NR30 3AH

Great Yarmouth is one of the East Coast's best-known seaside destinations, attracting significant visitor numbers throughout the year. The town benefits from a thriving tourism sector, extensive beachfront attractions, busy promenade, amusement arcades, holiday accommodation and a wide range of leisure and hospitality operators. Its combination of strong seasonal trade, established local population and continued investment into the seafront and town centre make it a popular location for hospitality and leisure businesses.



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

At Paul Hubbard Commercial, we combine local market knowledge with modern nationwide marketing to ensure your property or business reaches the widest possible audience. From independent investors and owner-occupiers to national operators and developers, we actively target the right buyers through a carefully tailored marketing strategy designed to maximise exposure and achieve the best possible result.

Unlike many agents, we do not believe in locking clients into lengthy sole agency agreements. We operate using a simple rolling contract, giving you the confidence that we are continually motivated to work proactively and deliver results. Should you ever feel otherwise, you are free to leave after providing a straightforward 4 week notice period.

Your property or business will benefit from extensive online exposure across major commercial and business transfer platforms including Daltons Business, Rightbiz, BusinessesForSale, Rightmove Commercial, Zoopla Commercial, OnTheMarket, LoopNet and a range of other specialist commercial property websites. We also utilise social media marketing, targeted advertising and our existing buyer database to maximise visibility and generate high quality enquiries from both local and national buyers.

As an independent agency, we pride ourselves on offering a more personal and hands-on service throughout the sales process. From initial valuation through to completion, we remain directly involved at every stage, providing honest advice, regular communication and a proactive approach to achieving a successful sale.

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

