

# **Swanvale Lodge Hotel**

Standard Road, Great Yarmouth, Norfolk NR30 2EZ

- Located just off the beach and seafront
- Only a short walk to the pier and amenities
- 28 bedroom recently renovated hotel
- Scope to offer food with kitchen and dining room
- Function room with the opportunity to host events
- New lease opportunity with negotiable terms



## LOCATION

The Swanvale Lodge Hotel is located in one of the UK's most popular seaside destinations. Great Yarmouth in Norfolk is approximately 20 miles east of Norwich, 10 miles north of Lowestoft and 140 miles north-east of London, located at the mouth of the River Yare. The town is accessible from Norwich via the A47 and London via the A11/M11 motorway. The area boasts large stretches of sandy beaches, attractive gardens and an abundance of seaside attractions.

The property is situated just off the famous 'Golden Mile' seafront and Pleasure Beach where there are numerous tourist attractions and amusement arcades. Two other popular tourist destinations in the town are the historic Britannia and Wellington Pier and the Sea Life Aquarium Centre. According to the 2021 census, Great Yarmouth has a population of 99,745.

The Swanvale Lodge Hotel occupies a 3-storey, mid terrace building of brick construction underneath a pitched tile roof. The property is located on Standard Road, only a few hundred yards from the seafront.

## TRADE AREAS

### GROUND FLOOR

Front ENTRANCE LOBBY with reception desk and access to a DINING ROOM and LOUNGE which has a staircase and lift to the upper floors. FUNCTION ROOM comprising two distinct areas. COMMERCIAL KITCHEN with BOILER ROOM and PANTRY.

### FIRST FLOOR

9 DOUBLE BEDROOMS. 2 SINGLE BEDROOMS. All benefitting from en suite facilities.

### SECOND FLOOR

9 DOUBLE BEDROOMS. 1 SINGLE BEDROOM. All benefitting from en suite facilities.

### THIRD/TOP FLOOR

6 DOUBLE BEDROOMS. 1 SINGLE BEDROOM. All benefitting from en suite facilities.

## THE BUSINESS

The Swanvale Lodge Hotel is currently closed and has been since late 2020. Having significantly renovated the premises, our clients are now wish to offer the property to the leasehold market in order to find a tenant. The property formerly operated as a seaside hotel and appealed to a variety of guests including contractors, business personnel and traditional holidaymakers. The opportunity to create a food offering is available by way of the ground floor commercial kitchen. In addition, the sizeable function room has the potential to be used for wedding receptions and the like.

No trading accounts are available and no trade is sold or warranted. Historic trade accounts are unavailable. Prospective purchasers must make their own assumptions as to likely trade levels having due regard to the location and potential of the site.

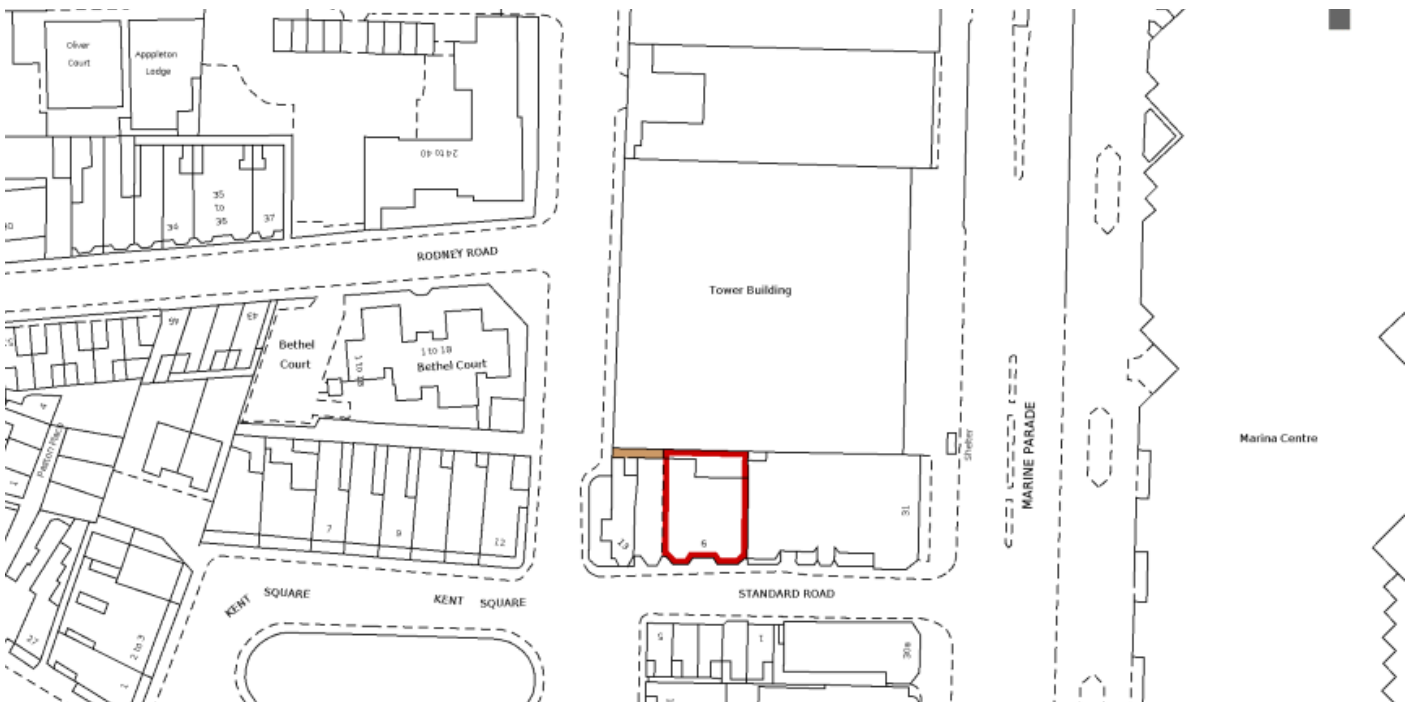
## LICENCE

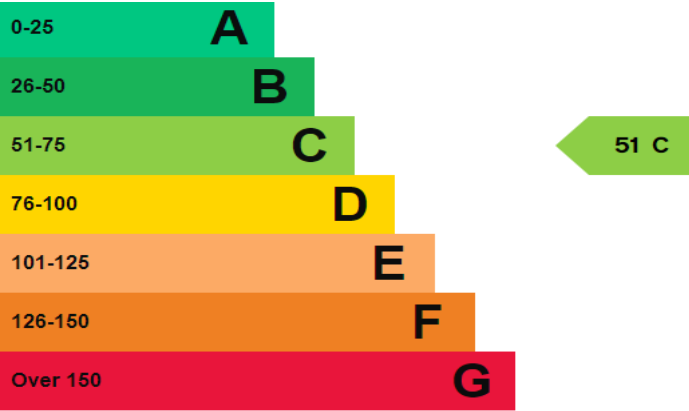
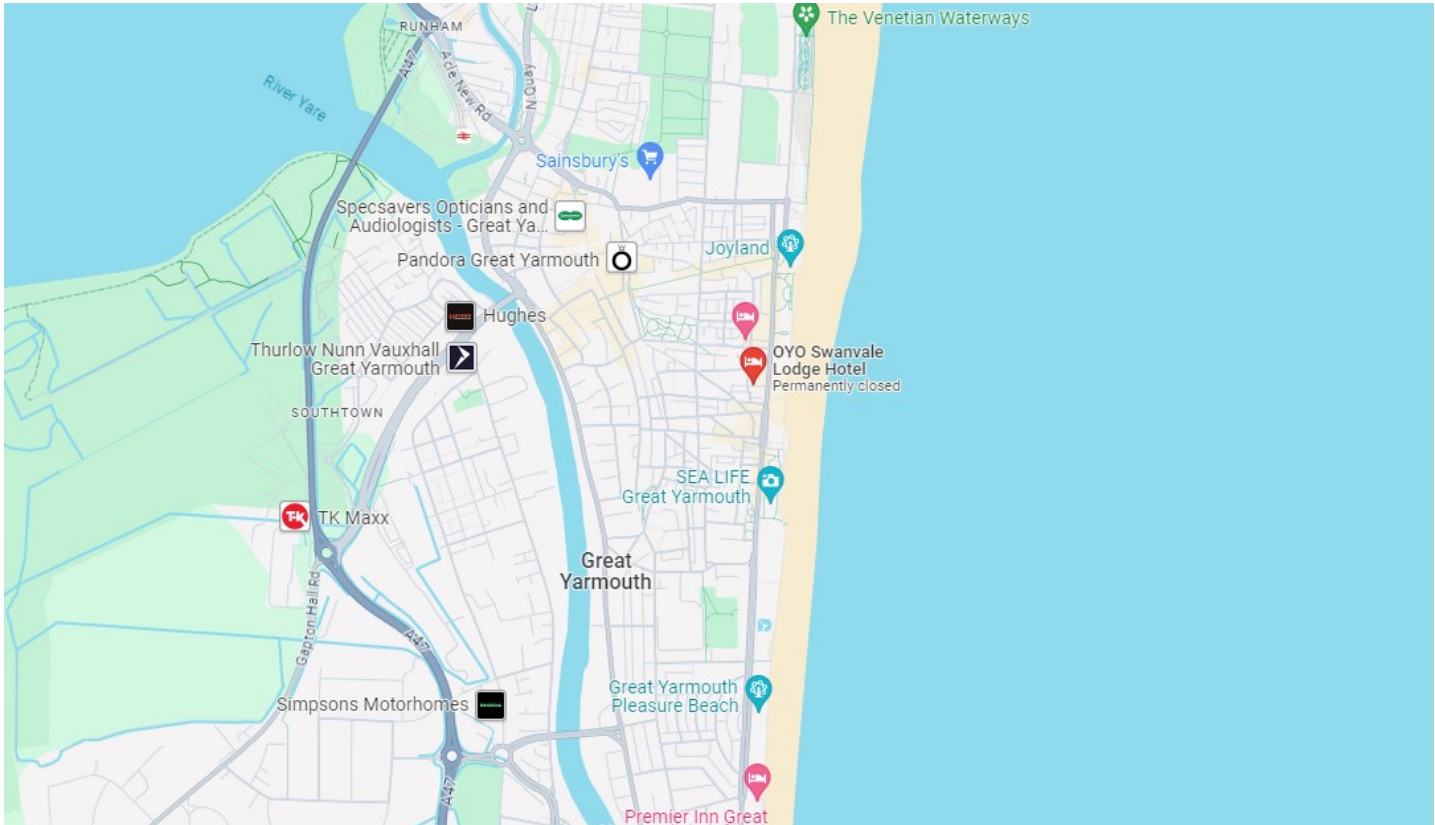
No Premises Licence is held.

## SERVICES

All mains services are connected.

Local Authority: Great Yarmouth Borough Council,  
Hall Plain, Great Yarmouth, Norfolk NR30 2QF





EPC Reference: 3229-1144-6901-9761-9469