



## Hotel Of Wizardry, 15 Trafalgar Road

In Excess of £225,000



# Hotel Of Wizardry

15 Trafalgar Road, Great Yarmouth

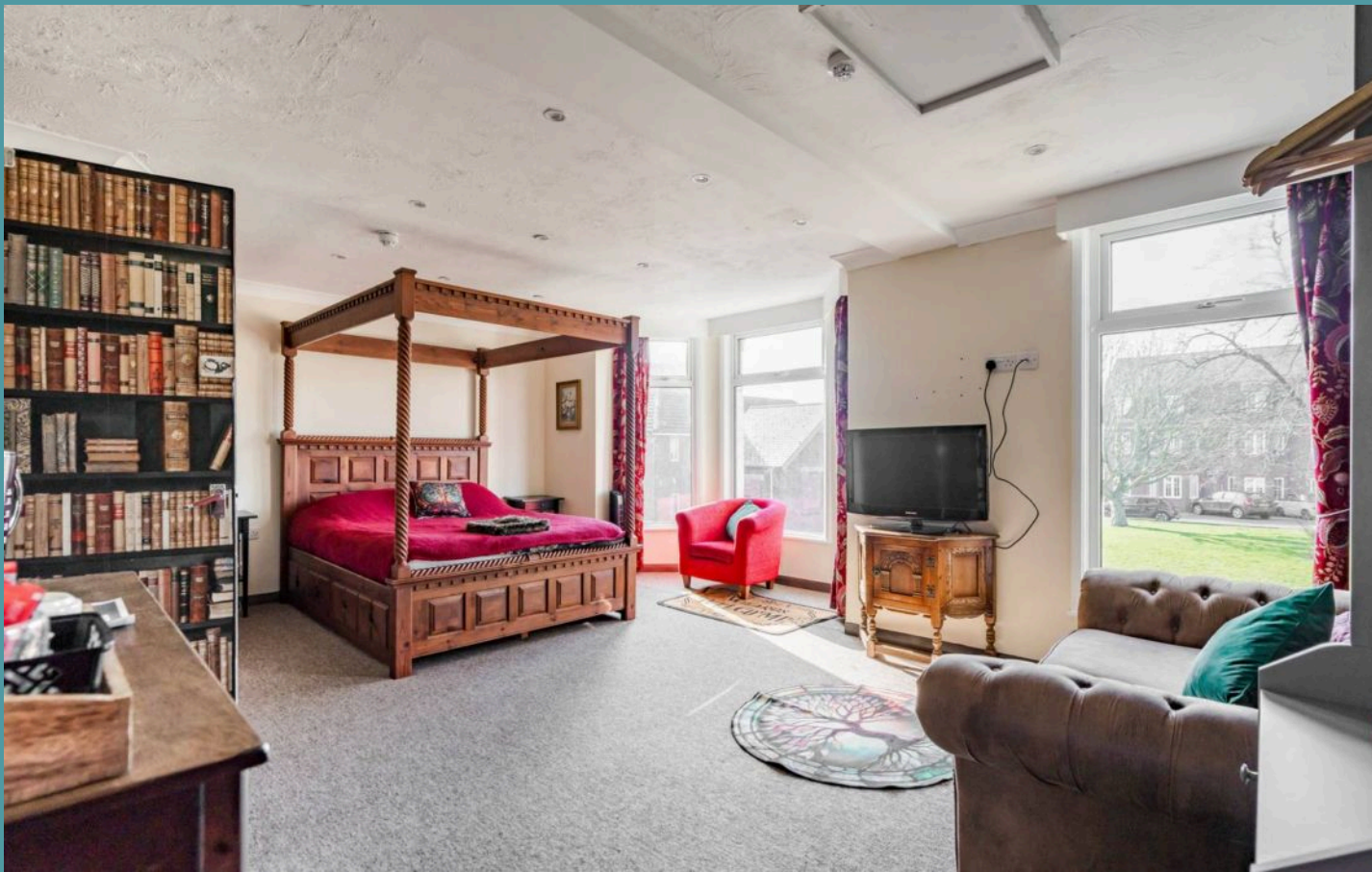
Introducing a prime investment opportunity, with the title of the most famed Airbnb in Yarmouth, along the award-winning seafront of Great Yarmouth. Its illustrious reputation precedes it, having been featured in numerous television adverts, including the renowned Channel 4's Four In A Bed. With a storeyed past and a promising future, this guest house is perfect for those with a passion for hospitality.

## Location

Great Yarmouth is a coastal town located in Norfolk, on the east coast of England. Known for its sandy beaches, vibrant promenade, and rich maritime history, it has long been a popular tourist destination. The town is steeped in tradition, with attractions like the historic Britannia Pier, the Sea Life Centre, and the famous Pleasure Beach amusement park. Great Yarmouth is also home to several museums, such as the Time and Tide Museum, which showcases the town's fishing heritage. The surrounding natural environment includes the beautiful Norfolk Broads, an extensive network of rivers and wetlands perfect for boating and wildlife watching. Whether you're looking to relax by the sea or explore its history and nature, Great Yarmouth offers a perfect mix of attractions for visitors.







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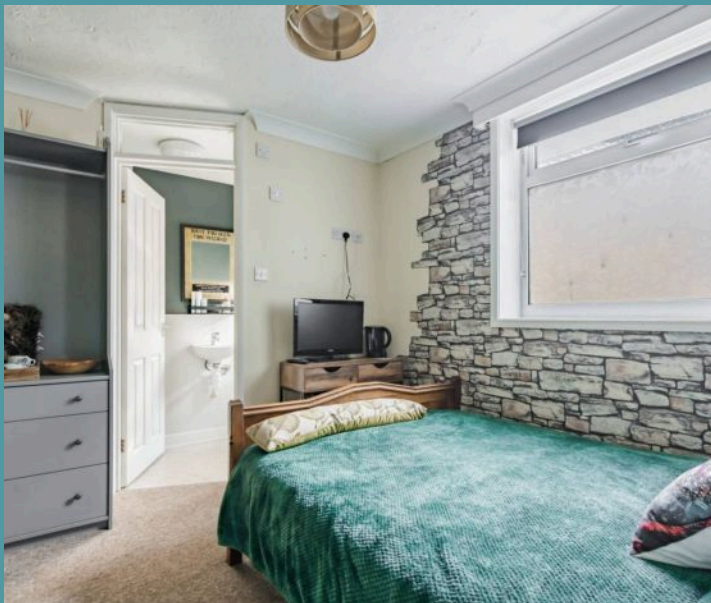
Upon entering, guests are greeted by a Wizardry themed décor that spans three floors, exuding a sense of charm and character. The property offers a generous and versatile layout, including customer-facing areas that can be adapted to suit various functions. From the welcoming restaurant/reception room with a bar area, to the well-equipped kitchen and convenient laundry room, every aspect of the space has been carefully curated for both functionality and style.

Offering a current configuration of seven spacious bedrooms, formerly nine, this guest house lends itself to flexibility and customisation. Each room is uniquely themed, offering guests an immersive and memorable experience. Five of the bedrooms feature private en-suites, while two communal WC's cater to the needs of all visitors. The layout allows for easy conversion back to the original nine bedrooms, should the new owner desire.

Parking is available at the front for guests and staff. Located within walking distance of the iconic Britannia Pier, sandy beaches, bustling town shops, and convenient transport links, this establishment ensures a comfortable and memorable stay for all guests.







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### Agents notes

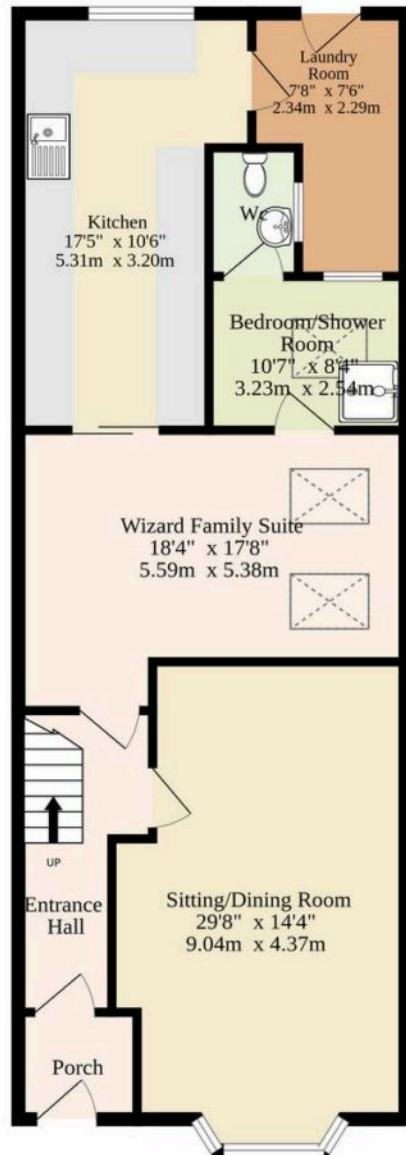
We understand that this property is freehold. Connected to mains water, electricity, gas and drainage.

Heating system - Gas.

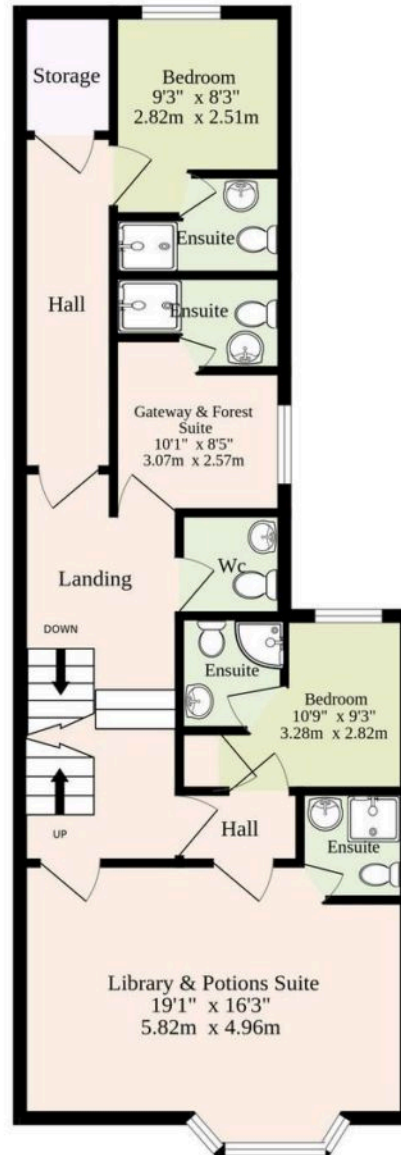
Council tax band: A

- Introducing the most famous air b&b in Yarmouth, featured in multiple TV adverts including Chanel 4's Four In A Bed
- Huge investment opportunity within a prime location along Great Yarmouth's award winning sea front
- Spacious and flexible accommodation, with a Wizardry themed décor, across three floors
- Customer facing areas including a restaurant/reception room with a bar area, as well as a kitchen and a laundry room
- A current total of 7 versatile bedrooms, that were previously 9 bedrooms and can easily be converted back
- Themed rooms with five private en-suites and two communal WC's
- Parking available at the front of the residence
- Within walking distance to the Britannia Pier, the sandy beaches, the towns shops and transport

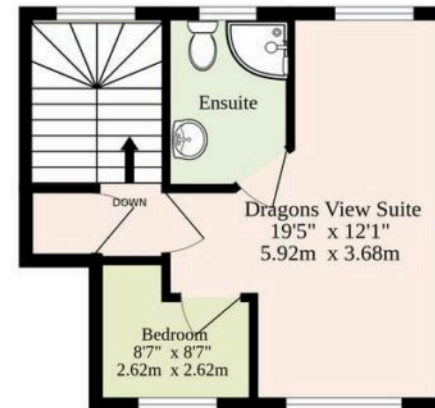
Ground Floor  
1176 sq.ft. (109.3 sq.m.) approx.



1st Floor  
901 sq.ft. (83.7 sq.m.) approx.



2nd Floor  
340 sq.ft. (31.6 sq.m.) approx.



TOTAL FLOOR AREA : 2417 sq.ft. (224.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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