



St Anne's Hotel
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7 Norfolk Square, Great Yarmouth, Norfolk

King's Lodge Hotel
KING'S LODGE HOTEL
7 NORFOLK SQUARE, GREAT YARMOUTH
TEL: 01493 843795

St. Annes Hotel, 7 Norfolk Square
Great Yarmouth



Minors & Brady

St. Annes Hotel

7 Norfolk Square, Great Yarmouth

Positioned just moments from Great Yarmouth's seafront, this established 14-bedroom hotel offers a substantial and well-organised commercial opportunity, benefiting from private access to Norfolk Square Gardens and a layout designed to support efficient year-round operation. The property provides a full suite of en-suite guest rooms across three floors, complemented by spacious owner's accommodation, a large service kitchen and practical ancillary areas including utility and storage rooms. Running costs are supported by the installation of solar panels, while on-site parking for multiple vehicles and a private rear garden further enhance its functionality. With its generous footprint, established trading position and excellent proximity to the town's main attractions, the hotel represents a strong, well-rounded prospect for continued business growth.





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St. Annes Hotel

7 Norfolk Square, Great Yarmouth

- Substantial guest house offering 13 en-suite guest rooms across three floors
- Established trading history with scope for continued commercial use
- Prime coastal position moments from the seafront and local attractions
- Private owner's accommodation including bedroom, living room and bathrooms
- Large commercial kitchen with extensive preparation space and service access
- Spacious guest dining room with bay window and period features
- On-site parking for approximately six to nine vehicles
- Direct access to Norfolk Square Gardens providing an attractive outlook
- Solar panels installed supporting reduced running costs



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St. Annes Hotel

7 Norfolk Square, Great Yarmouth

Great Yarmouth

Norfolk Square sits in one of Great Yarmouth's most established central districts, a short walk from both the seafront and the town centre. The square itself is framed by period buildings and overlooks a well-kept green, creating a setting that feels open and visible, useful for any business that relies on passing trade. You're close to key attractions including the Golden Mile, Britannia Pier, the Sea Life Centre, and the wider beachfront, all of which draw consistent visitor numbers through the seasons.

Everyday amenities are straightforward: the nearest supermarkets include Asda on St Nicholas Road, Aldi on North Quay, and Tesco Express on St Peter's Road, all within easy reach. Transport links are practical, with regular bus services running along Northgate Street and Marine Parade, plus Great Yarmouth train station just over a mile away for connections toward Norwich and beyond. Altogether, Norfolk Square offers a central, visible and well-connected base, ideal for someone looking to establish a business in a busy coastal town with a strong mix of local and tourist activity.



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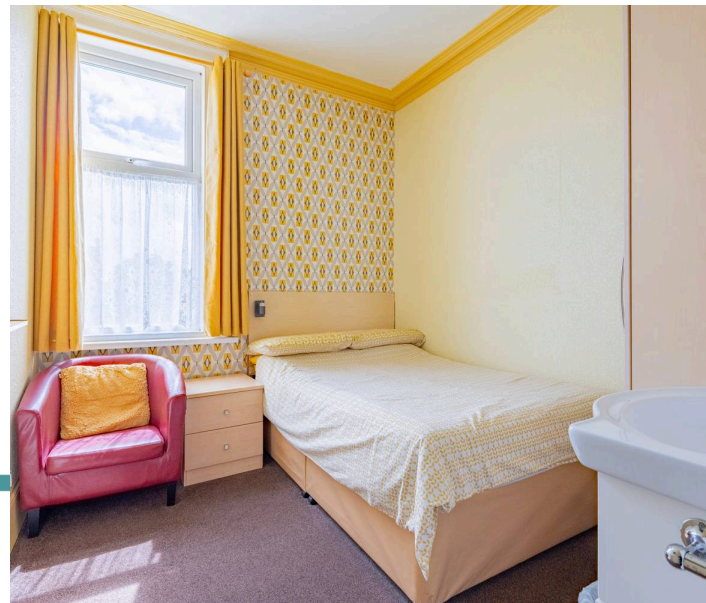
St. Annes Hotel

7 Norfolk Square, Great Yarmouth

This substantial 14-bedroom hotel presents an excellent opportunity to acquire a well-established business in one of Great Yarmouth's most sought-after coastal settings. . Set just moments from the seafront, Britannia Pier and the town's well-known amusements, the property benefits from consistent visitor demand throughout the year. Its direct views and private access to Norfolk Square Gardens add a distinctive advantage, creating an appealing outlook and a sense of space seldom found in this central location.

The hotel welcomes guests through a traditional reception hall that leads through to a generous dining room, a bright and characterful space ideal for breakfast service and communal dining. A large, well-equipped kitchen supports the day-to-day running of the business, complete with extensive preparation areas, storage, utility facilities and convenient access to the rear car park.

Across the first and second floors, thirteen en-suite guest rooms provide comfortable and practical accommodation, many enjoying attractive outlooks over Norfolk Square or Wellesley Recreation Ground. Each room is well arranged for guest use, with private shower rooms, double glazing and heating throughout.



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A key advantage of this property is the thoughtfully designed owner's accommodation, offering a peaceful retreat separate from the main guest areas. This includes a spacious bedroom with bay window views across the gardens, a private en-suite, a further bathroom and a generous living room opening directly onto the rear garden. The private outdoor space is arranged as a terraced garden with artificial lawn and gated access to Norfolk Square, creating a calm and convenient area for relaxation away from the business.

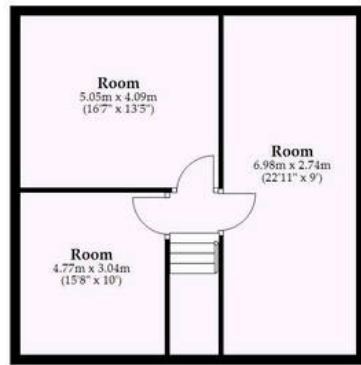
To the front, the property benefits from a sizeable driveway providing parking for six to nine vehicles, an essential asset for guest convenience. The addition of solar panels further enhances the hotel's appeal, supporting reduced running costs and offering a valuable sustainability feature for future owners.

Altogether, this is a compelling opportunity to take on a well-maintained and attractively located hotel with strong potential for continued success. Its combination of extensive guest accommodation, private living quarters, appealing outdoor space and prime coastal position makes it an inviting prospect for those seeking a rewarding business venture in Great Yarmouth.

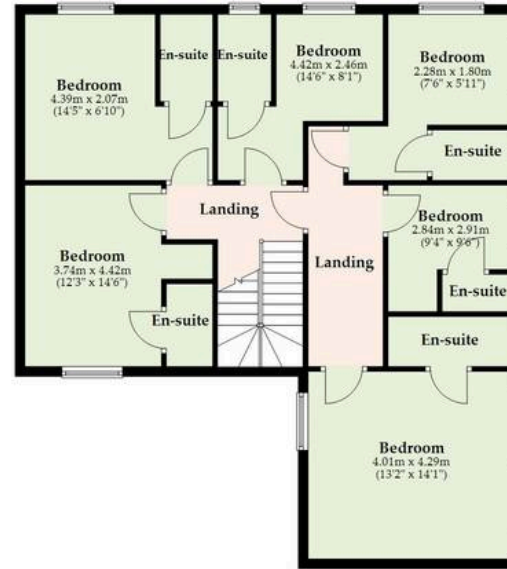


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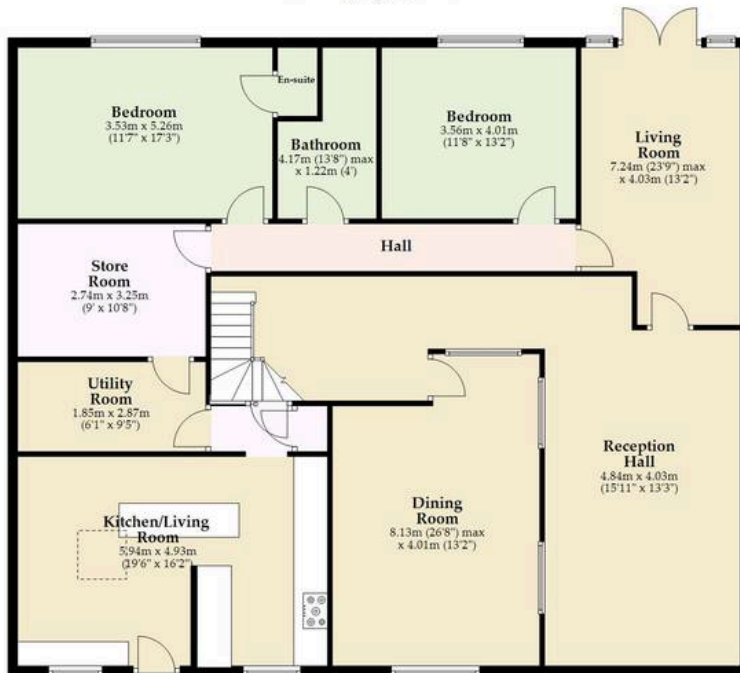
Basement
Approx. 56.4 sq. metres (607.1 sq. feet)



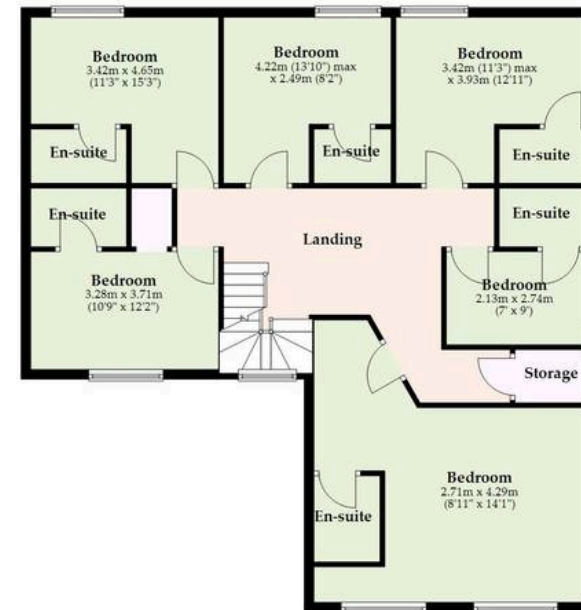
Second Floor
Approx. 99.1 sq. metres (1067.1 sq. feet)



Ground Floor
Approx. 189.6 sq. metres (2040.4 sq. feet) (excluding En-suite)



First Floor
Approx. 113.3 sq. metres (1219.4 sq. feet)



Total area: approx. 458.4 sq. metres (4934.0 sq. feet)

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.
Plan produced using PlanUp.

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