



19a Esplanade, Lowestoft
Lowestoft

Minors & Brady

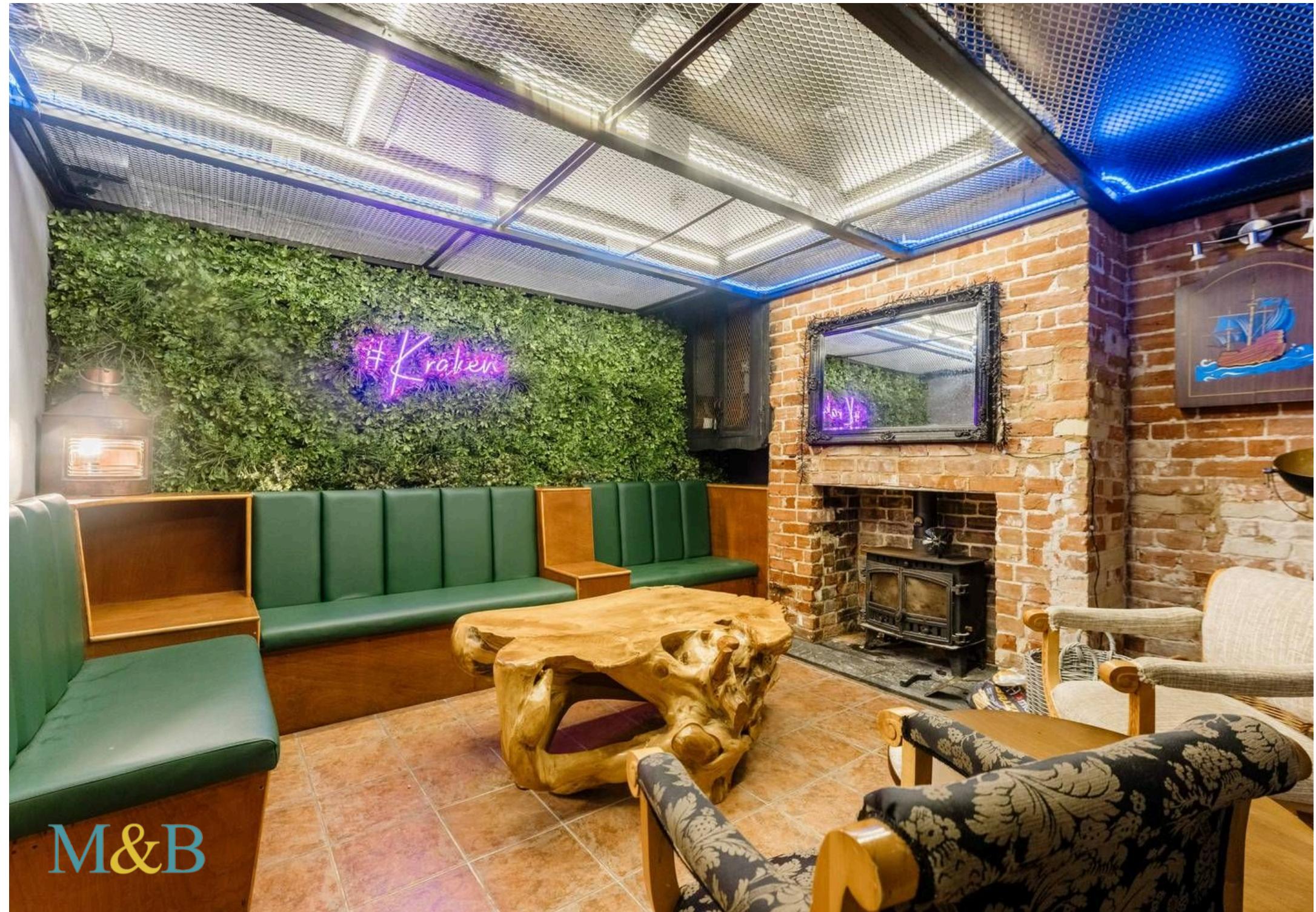


19a Esplanade

Lowestoft

A rare investment opportunity awaits on Lowestoft's award-winning seafront, combining multiple income streams with an unbeatable lifestyle by the beach. This versatile property offers a thriving hospitality business, including the Kraken Bar with its exposed brick wall, wood-burning fireplace, and built-in seating, alongside a charming tea room with direct access to the promenade and vibrant external seating that engages footfall. Above, private accommodation provides comfortable living with balconies, contemporary kitchen, and flexible spaces, while four self-contained rooms offer additional rental potential. A brick-weave driveway provides off-road parking, along with a double garage that has a mezzanine level. Full of character with high ceilings, sash windows, and feature fireplaces, this property is perfect for someone seeking a dynamic business, a lifestyle by the sea, and the potential to grow a truly unique seafront enterprise.





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19a Esplanade

Lowestoft

- Huge investment opportunity perched on Lowestoft's award-winning seafront
- Direct access to the beach!
- Basement and ground-floor is dedicated to hospitality with tea rooms and an established basement bar/function suite
- Four self-contained rooms for permanent let, as holiday rental or an Air BnB, providing the opportunity to generate a high turnover and regular income
- Fully-equipped commercial kitchens, a staff washroom, store rooms, toilet facilities and a lift for disabled access
- Private accommodation suitable for an owner or staff use, including a contemporary kitchen, two balconies with views, a comfortable living room, two double bedrooms, an en-suite and shower room
- Maintained courtyard overlooking the seafront, providing a hospitable space during the thriving summer months, with an exceptional passing trade
- Brick-weave driveway for off-road parking and a double garage with a mezzanine level, that can be used as storage or can be converted (stpp)
- The building obtains original character features including high-ceilings, traditional feature fireplaces, sash and bay windows



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Location

The Esplanade in Lowestoft occupies a prime position along the town's scenic sea front, offering direct access to the beach and the expansive promenade. Residents benefit from a blend of coastal living and practical convenience, with local shops, cafés, and essential amenities just a short walk away.

Lowestoft town centre is easily reachable, providing additional retail options, supermarkets, and leisure facilities.

Transport links are strong, with Lowestoft railway station connecting to Norwich and the broader East Anglia region, while the A12 and A47 offer straightforward road access to nearby towns such as Great Yarmouth, Beccles, and Norwich. Several primary and secondary schools are within easy reach, catering to families, and the area's coastal location supports an active lifestyle with walking, cycling, and watersports on the doorstep. The combination of seaside charm, accessibility, and a well-serviced community makes the Esplanade a highly desirable location for both long-term residents and those seeking a lifestyle by the coast.



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The basement and ground-floor levels are dedicated to hospitality, featuring the well-established Kraken Bar, which showcases an exposed brick wall, a fireplace with an inset wood burner, built-in seating, and a fully operational bar with serving facilities, perfect for private functions and evening entertainment.

The adjacent tea room benefits from a welcoming counter and an external seating area, offering direct access to the promenade and capturing superb passing trade. Both spaces are supported by a fully-equipped commercial kitchens, complete with stainless steel appliances, toilet facilities, and a lift for disabled access.

The first floor provides private accommodation suitable for an owner or staff, including a contemporary kitchen with modern cabinetry and a Rangemaster oven, two balconies with incredible front and rear views, a comfortable living room for relaxation, two double bedrooms, a flexible study area, a private en-suite, and a separate shower room.



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The top-floor includes four self-contained rooms, ideal for permanent let, holiday rental, or Airbnb. Three of these feature private en-suites, along with a dressing room, and all share a communal kitchen and bathroom, allowing for multiple income streams.

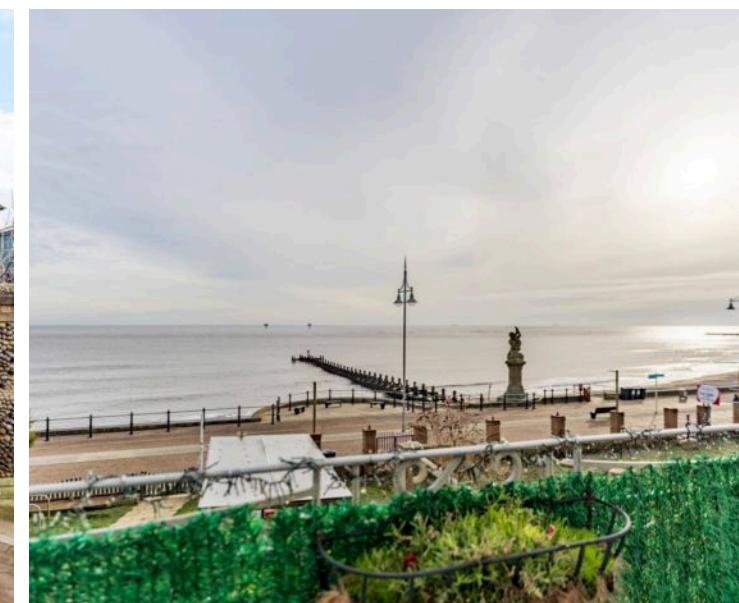
At the front of the residence is a brick-weave driveway and a double garage with a mezzanine level suitable for storage or potential conversion (stpp).

Full of original character and charm, the property retains high ceilings, feature fireplaces, and traditional sash windows, combining period features with modern hospitality functionality.

This is a rare opportunity to acquire a seafront asset with multiple income streams, exceptional lifestyle potential, and the flexibility to expand and evolve a thriving business.

Agents Note

Freehold



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TOTAL FLOOR AREA : 4713 sq.ft. (437.9 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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