



The Hive, South Beach Parade

Great Yarmouth



Minors & Brady

The Hive

South Beach Parade, Great Yarmouth

Substantial Mixed-Use Investment with Established Income & Development Potential - An exciting opportunity to acquire a prominent and versatile income-producing asset in a prime seafront location. The Hive combines residential, hospitality, commercial and development elements, offering investors both immediate returns and clear opportunities to enhance value, all set on a generous plot of over 1/3 of an acre (stms).

- Mixed-use freehold investment on a plot exceeding 1/3 of an acre
- £40,000–£50,000 per annum current combined income
- Three self-contained flats generating approximately £27,000 p.a.
- Six-bedroom B&B, including two recently added en-suite rooms
- Former nightclub space offering flexible commercial or redevelopment potential
- Simplified planning in place linked to offshore use opportunities
- Car park with development scope, including plans for a two-storey structure (STP)
- Additional double garage providing further ancillary income
- Located just 300 metres from the Third River Crossing
- Positioned close to the offshore energy park and port, driving strong commercial demand

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Location

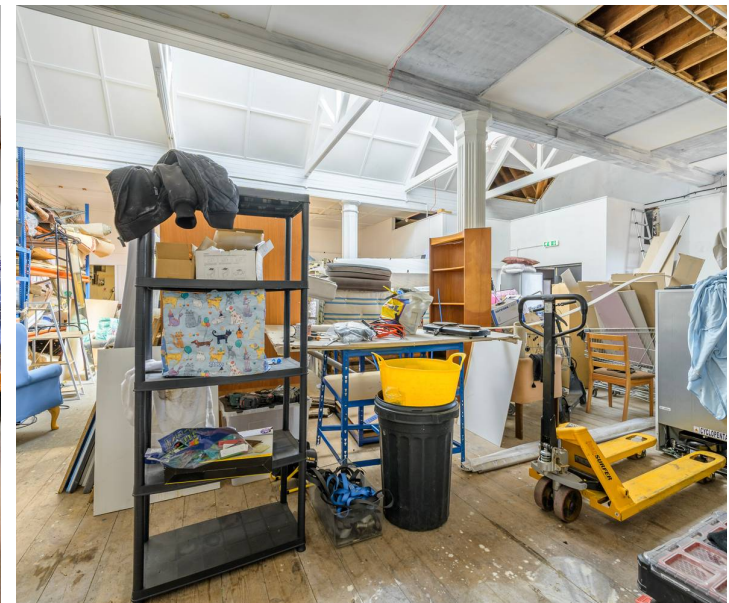
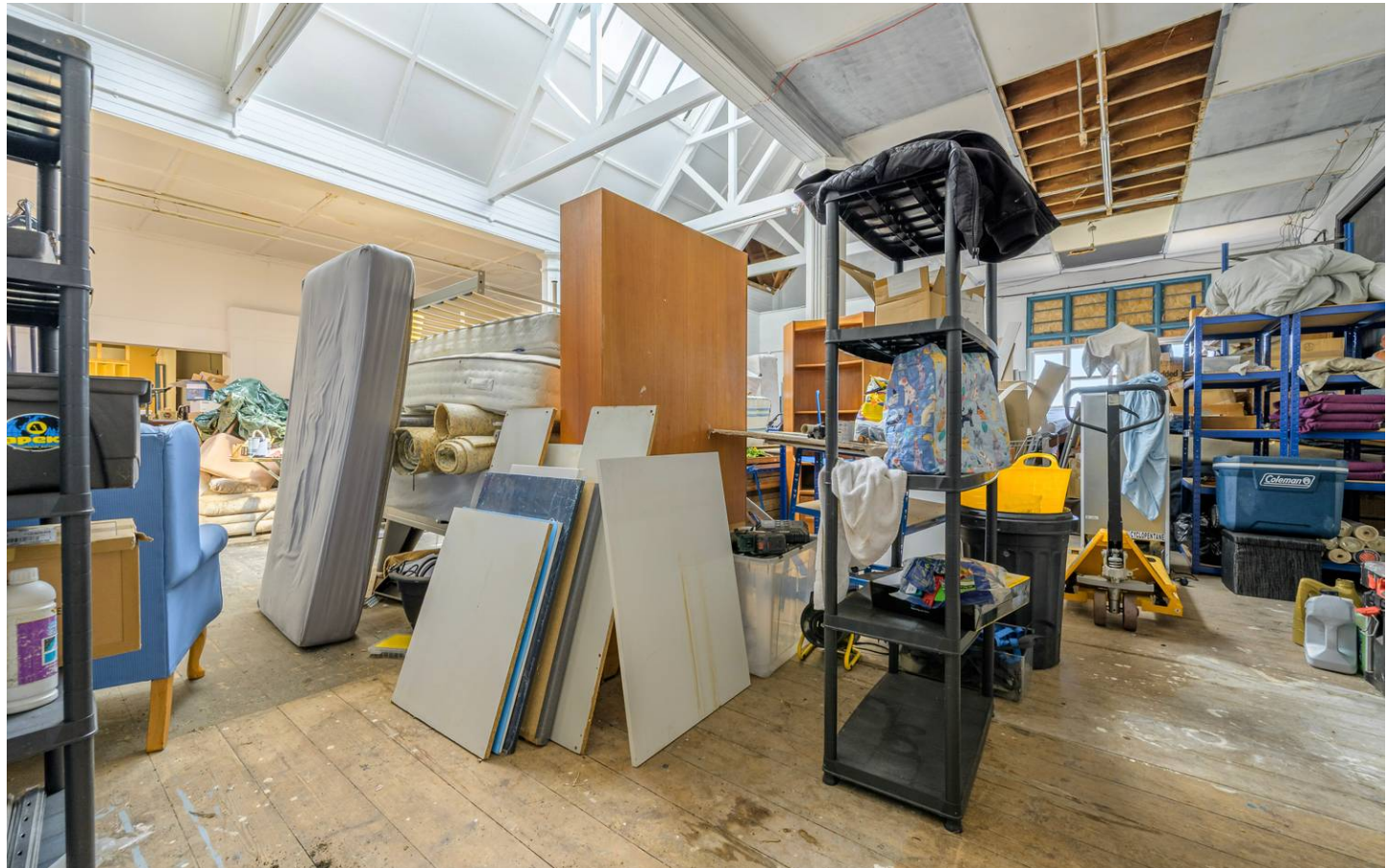
The Hive is particularly well placed within Great Yarmouth, one of the East Coast's most active ports and a recognised hub for the offshore energy sector. Situated on South Beach Parade, the property enjoys a prominent seafront setting with consistent footfall, particularly during peak tourist seasons, while also benefiting from year-round economic activity tied to the marina and port.

Crucially, the asset lies just 300 metres from the Third River Crossing, a major infrastructure project designed to significantly improve connectivity between the A47, the port and wider commercial areas. This is expected to drive further regeneration, reduce congestion and enhance accessibility for both commercial operators and visitors.

The property also sits just north of Great Yarmouth's expanding offshore energy park and port facilities, which continue to attract significant investment from major energy and engineering firms. This has led to sustained demand for accommodation, short-term letting, contractor housing, offices and storage space, all of which are directly relevant to the income streams within The Hive.

In addition to its proximity to the port, the property benefits from strong links to the wider region. The A47 provides direct access to Norwich and onward connections across East Anglia, while the town itself continues to see investment in tourism, infrastructure and seafront regeneration projects.

The combination of holiday trade, port activity and offshore energy growth places Great Yarmouth in a unique position compared to traditional coastal towns.



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What's on offer at The Hive

Set across a generous plot of over one-third of an acre, The Hive is a prominent and highly versatile mixed-use asset positioned in a key coastal location. Combining residential, hospitality, commercial space and future development potential, this is an opportunity that offers both immediate income and clear scope for long-term growth.

The property currently generates in the region of £40,000–£50,000 per annum, with income derived from a variety of sources. Three self-contained flats provide a strong and consistent foundation, producing approximately £27,000 per year, while the established bed and breakfast offers further upside. The B&B comprises six letting rooms, including two recently added en-suite rooms, and is well placed to benefit from the area's steady tourist trade and visiting workforce.

In addition to this, the building includes a substantial former nightclub space, now utilised for storage. This element presents a clear opportunity for an investor to increase returns, whether through reactivation, reconfiguration or alternative commercial use, subject to the necessary consents.



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Externally, the property continues to stand out. The site includes a car park with simplified planning linked to offshore use, as well as proposals in progress to construct a two-storey building above, opening the door to a significant additional income stream. Early indications suggest strong potential for offshore office use, aligning with the area's ongoing growth. A large double garage also contributes a steady ancillary income and offers further flexibility.

The location is a key part of the investment story. The Hive sits just 300 metres from the third river crossing, a major infrastructure project that is set to improve transport links and support wider regeneration.

It is also positioned just north of the expanding offshore energy park, placing it firmly within an area of increasing commercial demand and economic activity.

The mix of uses, the scale of the plot, and the development angles available make it well suited to investors looking to actively manage and grow their investment over time. The vendor is also open to selling the property in part or as a whole, offering flexibility for those seeking a more targeted acquisition.

For further information or to arrange a viewing, please get in touch.

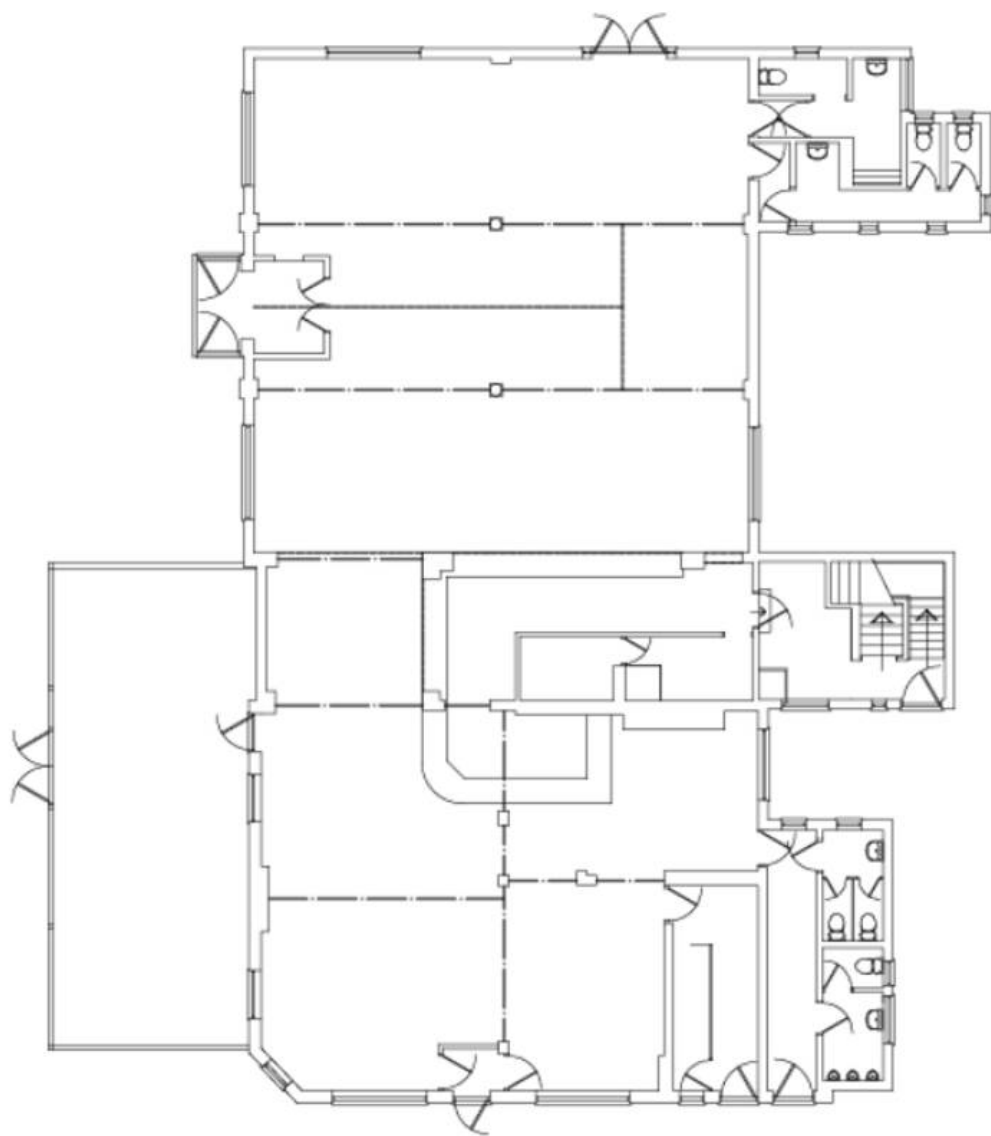
Agents Note

This property will be sold freehold.

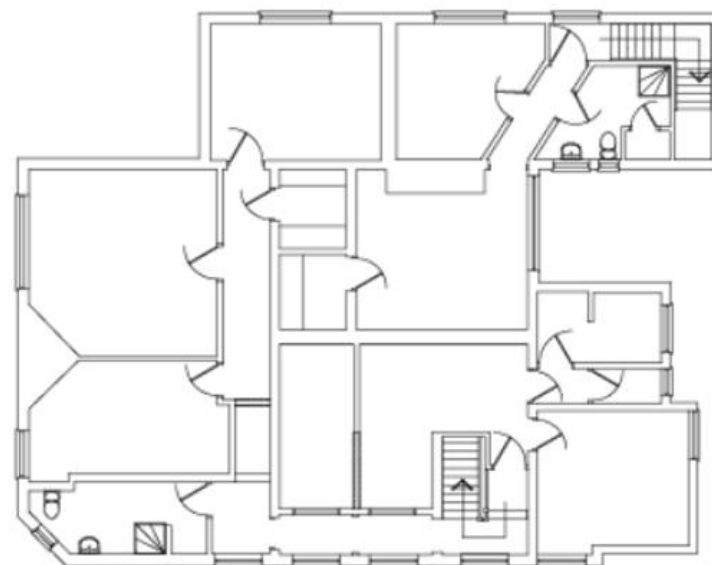
Connected to mains water, electricity, gas and drainage.

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