



Tudor House, 11 Trafalgar Road

Minors & Brady



Tudor House

11 Trafalgar Road, Great Yarmouth

A substantial and established guest house in Great Yarmouth, offering an excellent opportunity to acquire a sizeable hospitality business with future growth potential. Extending to approximately 2,317 sq. ft. over four floors, the property provides eight guest bedrooms, six with en-suite facilities, together with a dining room, guest lounge and modern fitted kitchen. The business remains operational but is currently trading on a very limited basis, allowing new owners the opportunity to further develop the business. Certain areas have been modernised in recent years, enhancing the property's appeal and practicality. A useful basement storage area completes this well-proportioned and versatile guest house.

- Available exclusively as a guest house or bed & breakfast business purchase
- Substantial guest house extending to approximately 2,317 sq. ft. (215.3 sq. m.)
- Eight guest bedrooms arranged over four floors of accommodation
- Six bedrooms benefiting from private en-suite shower facilities
- Spacious dining room ideal for guest breakfasts and catering
- Generous guest lounge providing a comfortable communal space
- Modern fitted kitchen installed as part of recent improvements
- Modernised in certain areas throughout the property in recent years
- Useful basement storage area for business equipment and supplies
- Currently trading on a limited basis with scope for further development



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The Location

Great Yarmouth, situated on the beautiful Norfolk coastline where the River Yare meets the North Sea, is one of the UK's most established seaside destinations, offering a unique combination of coastal charm, rich history and modern amenities. Renowned for its expansive sandy beaches stretching for miles, the town has attracted holidaymakers since the Victorian era and continues to be a popular destination for visitors seeking traditional seaside enjoyment alongside a vibrant local community.

The town's bustling seafront is home to a variety of attractions, including amusement arcades, family entertainment venues, cafés, restaurants and the iconic Britannia Pier, creating a lively atmosphere throughout the year. Beyond its leisure appeal, Great Yarmouth has a strong maritime heritage, historically flourishing as a major fishing port and remaining an important centre for the offshore energy sector today.

History is woven throughout the town, with well-preserved medieval town walls, historic rows and fascinating landmarks reflecting centuries of development. Attractions such as the Time and Tide Museum offer an insight into Great Yarmouth's fishing past, while the Elizabethan House Museum provides a glimpse into life during the Tudor period.

Nature lovers are equally well catered for, with the nearby Norfolk Broads providing miles of picturesque waterways, walking routes and opportunities for boating and wildlife watching. The surrounding coastline is also renowned for its wide-open beaches, nature reserves and scenic landscapes, making it a favourite destination for outdoor enthusiasts.



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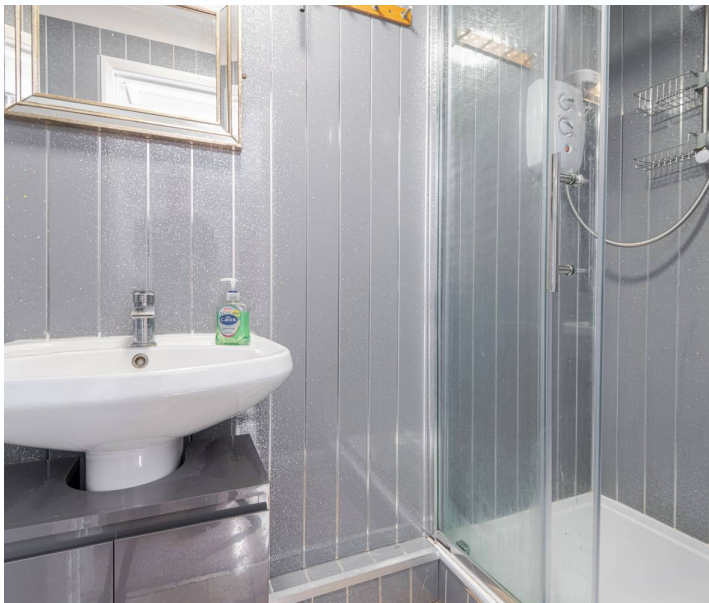
Tudor House, Trafalgar Road

An opportunity to acquire this substantial and well-established guest house located in a popular area of Great Yarmouth. Offered for sale as a continuing hospitality business, the property can only be purchased for use as a guest house or bed & breakfast and presents an excellent opportunity for an owner-operator looking to develop and enhance an existing business.

Whilst the guest house remains in operation, trade is currently conducted on a very limited basis, offering purchasers the chance to reinvigorate the business and maximise its potential.

Extending to approximately 2,317 sq. ft. (215.3 sq. m.) over basement, ground, first and second floors, the property provides generous guest accommodation together with spacious communal areas and owner's facilities. Over recent years, certain areas of the property have been modernised and improved, including the installation of a modern fitted kitchen, helping to create a practical and efficient environment for day-to-day hospitality operations.

The ground floor accommodation is entered via an entrance hall leading through to a spacious dining room located to the front of the property, which is ideally suited for serving breakfasts and accommodating guests.



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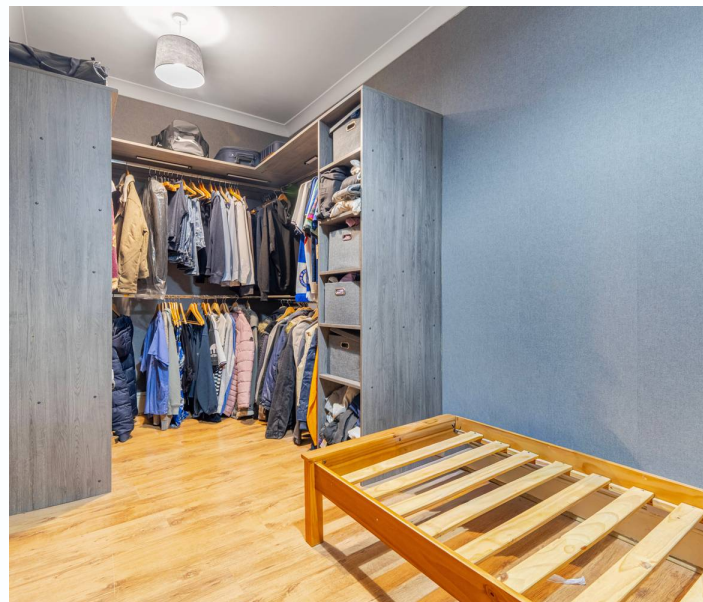
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To the rear is a generously proportioned sitting room, providing a comfortable communal space where guests can relax and socialise. Also located on the ground floor is a double guest bedroom with en-suite facilities, offering accessible accommodation, together with a family bathroom. The modern fitted kitchen is positioned to the rear of the property and provides ample worktop space, storage and preparation areas suitable for guest house use.

The first floor offers a range of guest accommodation accessed from a central landing. There are five bedrooms on this level, including a spacious rear bedroom with en-suite facilities, a further bedroom currently served by nearby shower facilities, a generously proportioned bedroom with its own en-suite, a front-facing bedroom with en-suite facilities and an additional bedroom positioned to the front of the property. A separate WC is also located on this floor, serving the accommodation.

On the second floor are two further guest bedrooms, both benefiting from en-suite facilities. These rooms provide attractive additional accommodation and help maximise the property's guest capacity. The layout lends itself well to continued guest house operation, with the majority of bedrooms benefiting from private en-suite facilities.

A useful basement room provides additional storage space and could be utilised for the storage of linens, supplies and equipment associated with running a hospitality business.

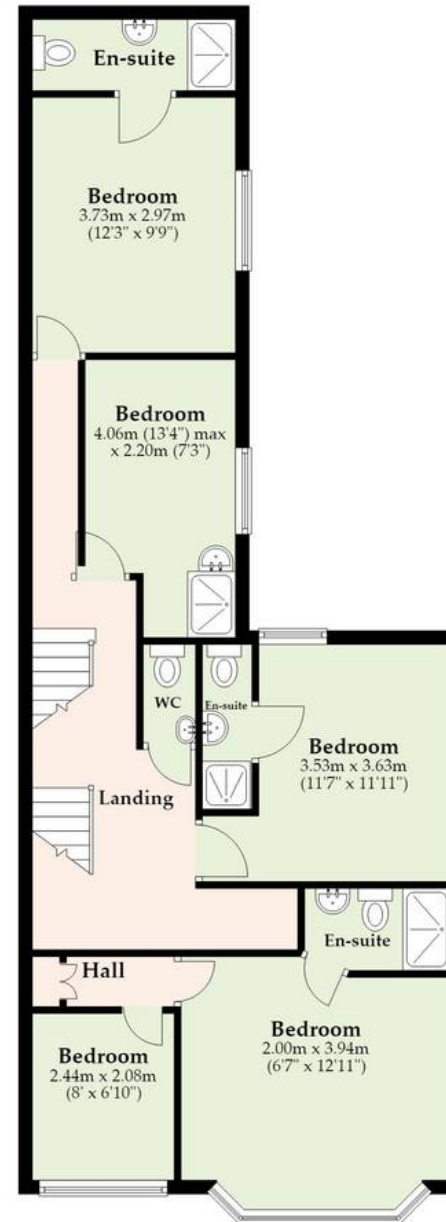


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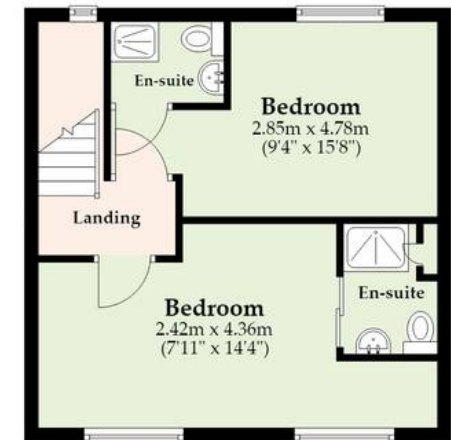
Ground Floor
Approx. 91.3 sq. metres (982.8 sq. feet)



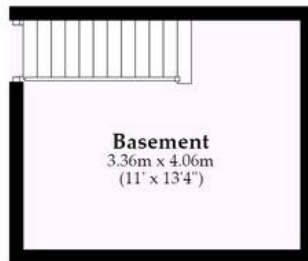
First Floor
Approx. 75.7 sq. metres (814.7 sq. feet)



Second Floor
Approx. 34.7 sq. metres (373.3 sq. feet)



Basement
Approx. 13.6 sq. metres (146.6 sq. feet)



Total area: approx. 215.3 sq. metres (2317.5 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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