



Baron Court Hotel, 5 Norfolk Square

Minors & Brady



Baron Court Hotel

5 Norfolk Square, Great Yarmouth

A rare opportunity to acquire a thriving seafront hospitality business in one of Great Yarmouth's most prestigious locations. Occupying a prominent position overlooking the private lawns of Norfolk Square, this substantial hotel offers 15 guest bedrooms and suites, many enjoying sea views, together with a fully licensed bar, residents' dining facilities, owner's accommodation and extensive guest parking. Just moments from the beach and promenade, the property benefits from a proven trading history, strong repeat custom and excellent facilities for both guests and operators. With solar panels helping to improve efficiency, parking for approximately ten vehicles and exclusive use of Norfolk Square, this well-established business presents an exceptional investment opportunity with significant scope for continued success in a sought-after coastal destination.



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- Prominent seafront residence overlooking the private lawns of Norfolk Square, with sea views enjoyed from a number of principal rooms and guest suites
- Substantial Victorian property arranged across three floors, retaining a wealth of original architectural detailing throughout
- Fifteen individually arranged guest bedrooms and suites, offering versatile accommodation for a range of visitor requirements
- Self-contained owner's accommodation incorporating comfortable living space, private bedroom, kitchen and supporting facilities
- Elegant residents' lounge and reception areas, showcasing period features, decorative mouldings and generous proportions
- Fully licensed bar providing a characterful entertaining space with original wood panelling and attractive bay windows
- Established private garden and patio areas with access to the landscaped grounds of Norfolk Square
- Extensive private parking with electric vehicle charging point, an increasingly valuable feature in this coastal setting
- Solar panels enhancing energy efficiency, complementing a well-maintained and established hospitality property in a prestigious location





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The Location

Positioned within the established hotel quarter of Great Yarmouth, Baron Court Hotel enjoys a highly convenient setting on Norfolk Square, just moments from the town's golden seafront, promenade, and a wide range of attractions, amenities and transport links. This accessible location makes it ideally placed to attract a consistent mix of leisure travellers, holidaymakers and visiting professionals throughout the year. With Great Yarmouth continuing to benefit from investment in tourism, offshore energy and local infrastructure, the hotel is well positioned to capitalise on both seasonal and year-round demand. Its proximity to the town centre, beach, railway station and key business hubs enhances its appeal as a ready-made hospitality investment, offering excellent potential for continued trading and future growth.

Agents Note

This property will be sold leasehold, with approx. 883 years left on the lease.

Ground rent: £10 p/a.

Connected to mains water, electricity, gas and drainage.

Gas central heating system.

Solar panels are owned outright by the current owners.



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Occupying a highly desirable position on one of Great Yarmouth's most prestigious seafront addresses, this substantial and well-established hotel presents a rare opportunity to acquire a thriving hospitality business with an excellent reputation and proven trading history.

Overlooking the private lawns of Norfolk Square and enjoying sea views from a number of guest suites, the property is superbly located just moments from the beach, promenade and the town's many attractions.

Offering a total of 15 guest bedrooms and suites, a fully licensed bar, residents' lounge, owner's accommodation, extensive guest parking, solar panels and direct access to Norfolk Square, this is an exceptional investment opportunity with multiple income streams and strong potential for future growth.

The property is approached via a welcoming entrance leading into a communal hallway, creating an excellent first impression for arriving guests. The ground-floor layout has been thoughtfully arranged to support the smooth day-to-day operation of the business, whilst retaining much of the character and charm expected from a prominent Victorian seafront property.



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From the entrance hall, guests are led through a series of interconnecting hallways providing access to the reception areas, guest accommodation and owners' quarters. A dedicated reception desk forms the operational hub of the hotel, creating a professional and welcoming environment whilst allowing for efficient management of guest arrivals and departures.

The principal reception rooms represent one of the property's finest features. The fully licensed bar occupies an impressive position within the building and is rich in character, displaying ornate wood panelling, period fireplaces, decorative coving and large bay windows which flood the room with natural light. This inviting space provides an attractive setting for guests to relax and socialise, while also creating valuable additional revenue opportunities.

Adjoining the bar is the residents' dining room, a substantial and versatile space that forms the heart of the guest experience. Enjoying delightful views towards Norfolk Square, the dining area is well suited to breakfast service, private functions, group bookings and special events. Direct access to the outside space further enhances its appeal, offering opportunities for guests to enjoy the surrounding coastal atmosphere.



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Supporting the hospitality operation is a comprehensive commercial kitchen, thoughtfully designed to cater for the demands of a successful hotel business. Equipped with extensive preparation areas, commercial catering facilities, extraction systems, multiple sinks, storage solutions and a central island workspace, the kitchen provides everything required to continue trading immediately. Its practical layout ensures efficient service and seamless connectivity to both the dining room and external access points.

An invaluable feature of the property is the private owners' accommodation. Separate from the main guest areas, this accommodation offers comfortable on-site living whilst maintaining oversight of the business. The accommodation comprises a spacious lounge showcasing attractive period detailing, a bathroom, utility area, generous bedroom and a well-appointed kitchen. This arrangement is ideal for owner-operators looking to run a successful hospitality business whilst enjoying the convenience of living on-site.

The first floor hosts several of the property's most impressive guest suites. Many enjoy elevated views across Norfolk Square, the seafront and Wellesley Recreation Ground, with a number retaining attractive period features including ceiling roses, decorative coving, picture rails and original fireplaces. Several rooms benefit from particularly generous proportions, while others feature bay windows that maximise natural light and enhance the outlook.



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Of particular note is a guest suite with French doors opening onto a private balcony overlooking Norfolk Square, where guests can enjoy sea views and the unique atmosphere of this highly regarded coastal location. Such accommodation enhances the hotel's appeal and supports strong occupancy levels throughout the year.

The second floor continues to provide a diverse range of guest accommodation, including spacious double rooms, suites with dressing areas and private bathrooms, and an excellent family suite arranged to accommodate larger groups. The flexibility of the room configurations allows the business to cater for a wide variety of booking requirements, broadening its customer appeal and strengthening its commercial potential.

Externally, the property continues to impress. A patio and garden area provide direct access to the private lawns of Norfolk Square, a highly desirable feature that enhances the guest experience and further distinguishes the hotel from many competing establishments. The attractive outdoor space offers a pleasant environment for guests to relax whilst enjoying views towards the seafront.

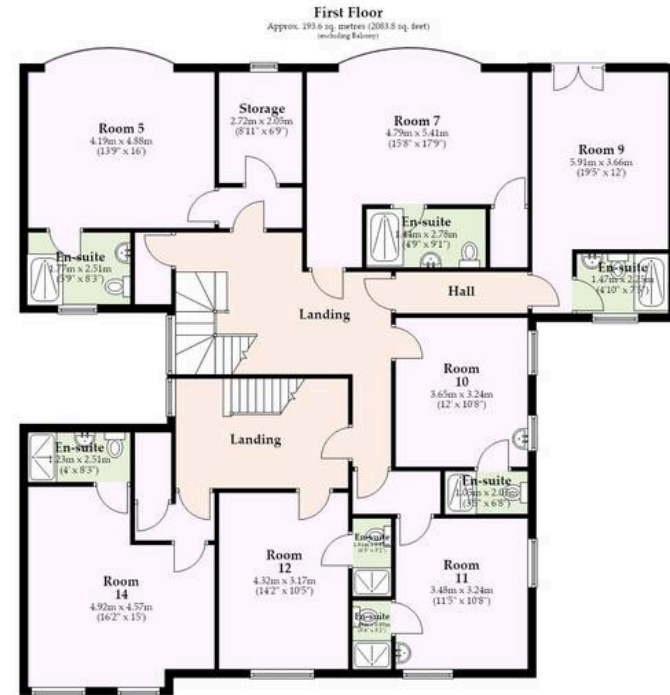
A major commercial advantage is the extensive private car park, providing parking for approximately ten vehicles together with an electric vehicle charging point. Secure guest parking is a significant asset in this sought-after seafront location and adds considerable value to the overall business offering.

Further enhancing the property's operational efficiency are the installed solar panels, helping to reduce running costs and improve sustainability, an increasingly important consideration for modern hospitality businesses.



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Total area: approx. 590.5 sq. metres (6356.0 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 misstatement. 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 FloorPlan3D

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Your home, our market



caister@minorsandbrady.co.uk



01493 806188



48 High Street, Caister-on-Sea, NR30 5EH

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Matt Waters
Director and
Principal



Victoria Payne
Mortgage and
Protection Adviser

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T: 01603 210378
E: enquiries@norfolk-mortgages.co.uk
W: www.norfolk-mortgages.co.uk