

Leasehold Opportunity

£1,000pcm

www.paulhubbardonline.com/commercial



51 SOUTH BEACH PARADE

A highly visible 1,907 sq ft seafront commercial unit opposite Great Yarmouth Pleasure Beach, ideal for a convenience store or a wide range of retail, café, or leisure uses.

Great Yarmouth, Norfolk.

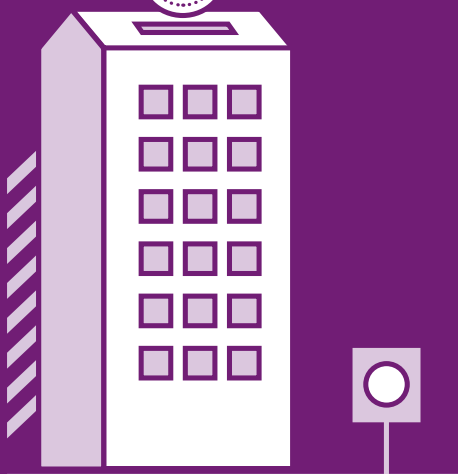
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PROPERTY SUMMARY



- 1.** Substantial 1,907 sq ft seafront commercial unit directly opposite Great Yarmouth Pleasure Beach, benefiting from exceptional footfall and visibility.
- 2.** Highly versatile layout suited to a convenience store, café, restaurant, retail outlet or office/showroom, with minimal local competition for grocery-led uses.
- 3.** Previously operated as a café and, historically, as a public house; immediately available at £12,000 per annum on flexible lease terms.
- 4.** Landlord prepared to offer a short rent-free period to support tenant refurbishment and fit-out.
- 5.** Current Rateable Value £8,300 (from 4 March 2025); EPC to be confirmed.

DESCRIPTION



Paul Hubbard Commercial is delighted to bring to market this excellent commercial opportunity, a spacious and well-located unit on Great Yarmouth seafront.

Located directly opposite Great Yarmouth Pleasure Beach, this substantial ground-floor commercial premises offers a rare opportunity to secure a highly visible, high-footfall trading position on the town's popular seafront.

Extending to approximately 1,907 sq ft (177.2 sq m), the property has been operated most recently as a café and, for many years prior, as a public house. It is now immediately available on flexible lease terms at a highly competitive rent.

The property's size, frontage and internal configuration make it an exceptional prospect for a convenience store, with very limited competing retail provision in the immediate vicinity. Its prominent position ensures substantial seasonal footfall, repeat local custom, and strong visibility to passing traffic throughout the year.

The accommodation is versatile and can easily be adapted for a wide range of uses, including a café, coffee shop, restaurant, retail shop, leisure use, or office space with a showroom element. The open-plan trading areas, existing bar/counter position and multiple WC facilities support a variety of business models, while the rear seating/retail zone provides further flexibility for layout or sub-division.

The landlord is supportive of refurbishment and is willing to offer a short rent-free period to an incoming tenant to assist with fit-out works.

Rateable Value (from 4 March 2025): £8,300

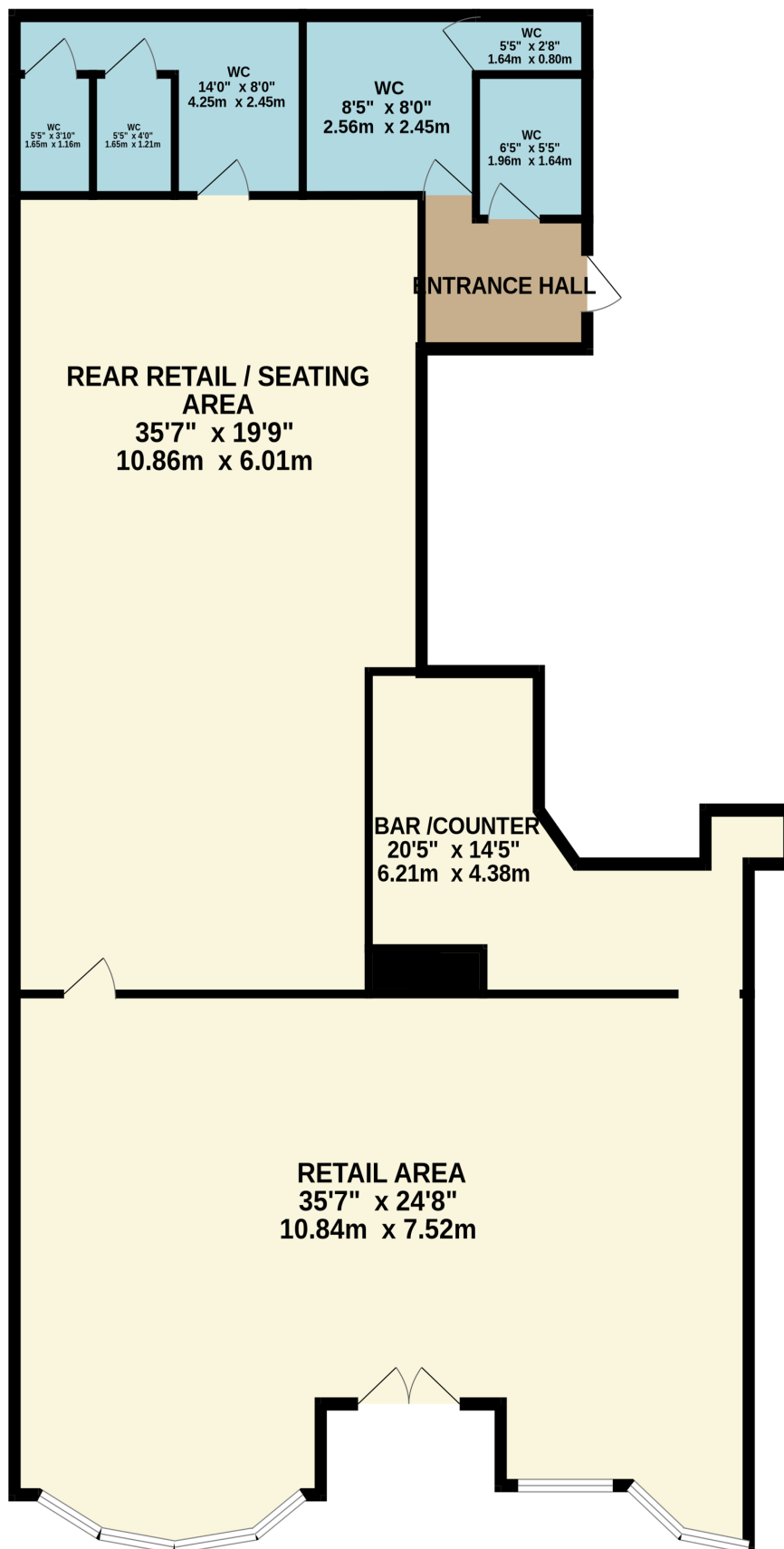
EPC: To be confirmed

Lease Terms: Flexible

This is a rare chance to secure a sizeable and adaptable commercial unit in one of Great Yarmouth's busiest visitor locations, ideally placed to capitalise on the strong seasonal trade generated by the Pleasure Beach and surrounding attractions.



GROUND FLOOR
1907 sq.ft. (177.2 sq.m.) approx.



TOTAL FLOOR AREA : 1907 sq.ft. (177.2 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,









RATES

Rateable Value:

£8,300

**For guidance on business rates, please contact
Great Yarmouth Borough Council for more
information.**

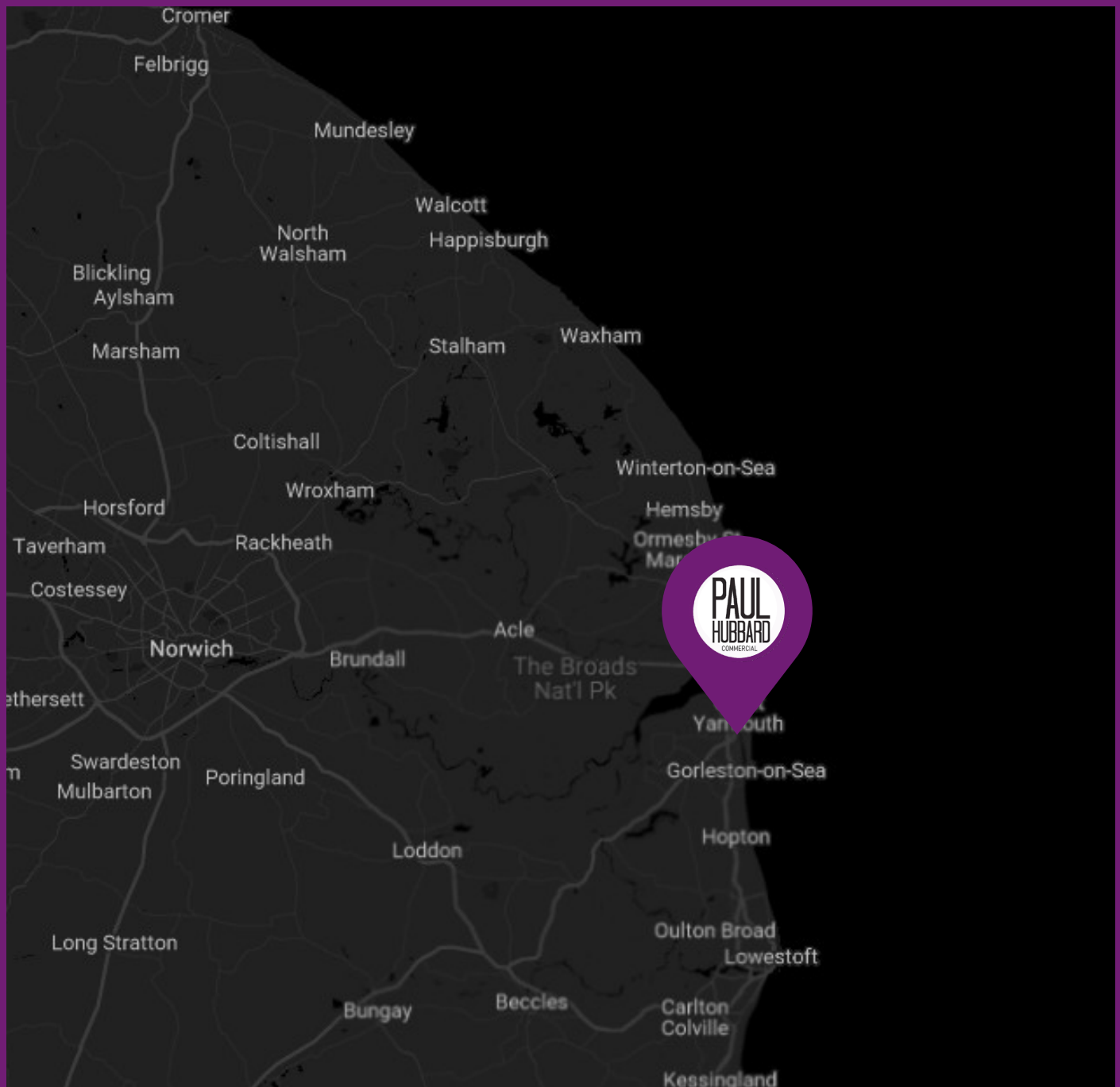


LOCATION



51 South Beach Parade
Great Yarmouth
Norfolk
NR30 3EQ

Great Yarmouth is a vibrant coastal town on the east Norfolk shoreline, renowned for its award-winning beaches, historic seafront attractions and strong visitor economy. As one of the UK's most established seaside destinations, it attracts millions of tourists each year, drawn by its Pleasure Beach, Golden Mile, leisure facilities, theatres and family entertainment. The town also benefits from a growing local population, ongoing regeneration initiatives and strong transport links to Norwich and the wider region, making it an appealing location for businesses seeking both seasonal footfall and consistent year-round trade.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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