



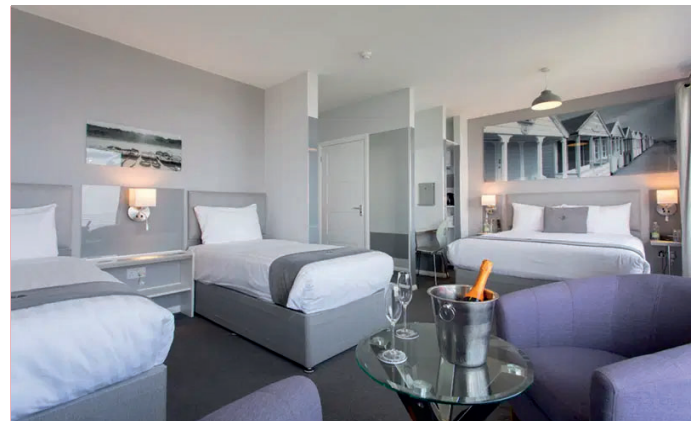
Waterside Park - Hotel, Bar & Restaurant

Corton | Lowestoft | NR32 5HS

Annual Rental

£28,300

- Established hospitality and leisure property
- Fully operational bar and restaurant
- Fully fitted commercial kitchen
- Excellent outdoor space and car parking
- 12 well-appointed hotel rooms
- Central reception area
- On-site arcade and leisure facilities
- Multiple income opportunities
- Strong existing footfall and repeat custom
- Flexible lease terms





Square Meterage: Approx 964m² | Rateable Value: £40,000 | EPC Rating: D

A rare opportunity to acquire a versatile hospitality and leisure property set within a well-established coastal holiday destination. The property offers a comprehensive range of commercial and guest facilities, including a fully equipped bar and restaurant, commercial kitchen, hotel accommodation, and additional leisure amenities.

The property benefits from a strong trading position within a popular holiday park environment, generating year-round demand from holiday homeowners, holidaymakers, and visitors. Its coastal setting and established customer base provide a solid foundation for continued operation.

The ground floor accommodation comprises a spacious bar and restaurant area, providing ample seating for diners and guests, supported by a fully fitted commercial kitchen and cellar. The kitchen is designed for high-volume service and is complemented by a separate dedicated pot wash area, ensuring efficient back-of-house operations and compliance with commercial catering standards.

The bar is free from tie and the bar and restaurant are available to the public, as well as guests and holiday homeowners.

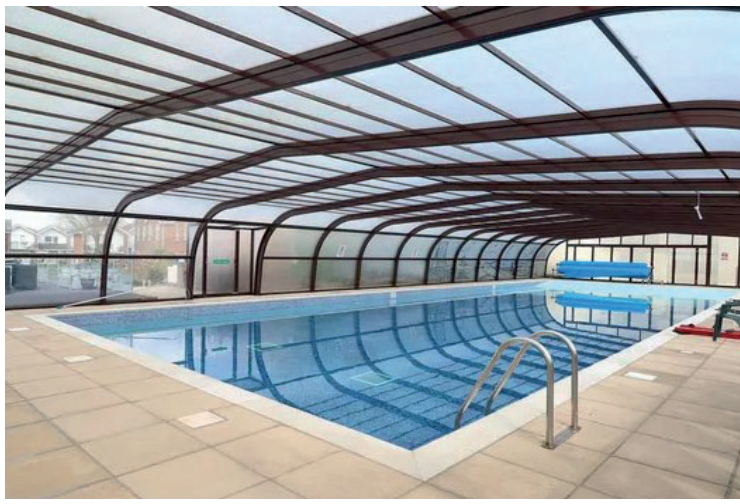
Key Features

- Established hospitality and leisure property within a popular coastal holiday park location
- Fully operational bar and restaurant with ample seating and customer areas
- Commercial kitchen designed for high-volume food service
- Separate dedicated pot wash area supporting efficient back-of-house operations
- 12 well-appointed hotel rooms providing year-round accommodation income
- Central reception area for guest check-in and customer services
- On-site arcade and leisure facilities offering additional revenue streams
- Multiple income opportunities from food & beverage, accommodation, and entertainment
- Strong existing footfall and repeat custom from holidaymakers and holiday homeowners.

If you wish to view this property or require any further information please contact us on 01502 446000



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Property Description

In addition to the food and beverage facilities, the property includes a welcoming reception area, providing a central point for guest check-in, enquiries, and customer services, enabling smooth day-to-day operation of both the hospitality and accommodation elements of the business.

The property further benefits from 12 well-appointed hotel rooms, offering comfortable accommodation for overnight guests and holidaymakers. These rooms provide a valuable and consistent income stream and enhance the overall appeal of the property as a combined hospitality and accommodation investment.

An on-site arcade and leisure area provides an additional attraction for guests and visitors, creating a further revenue stream and increasing dwell time within the premises. Hotel customers are also welcome to use the on-site facilities, including the swimming pool, mini golf and play park.

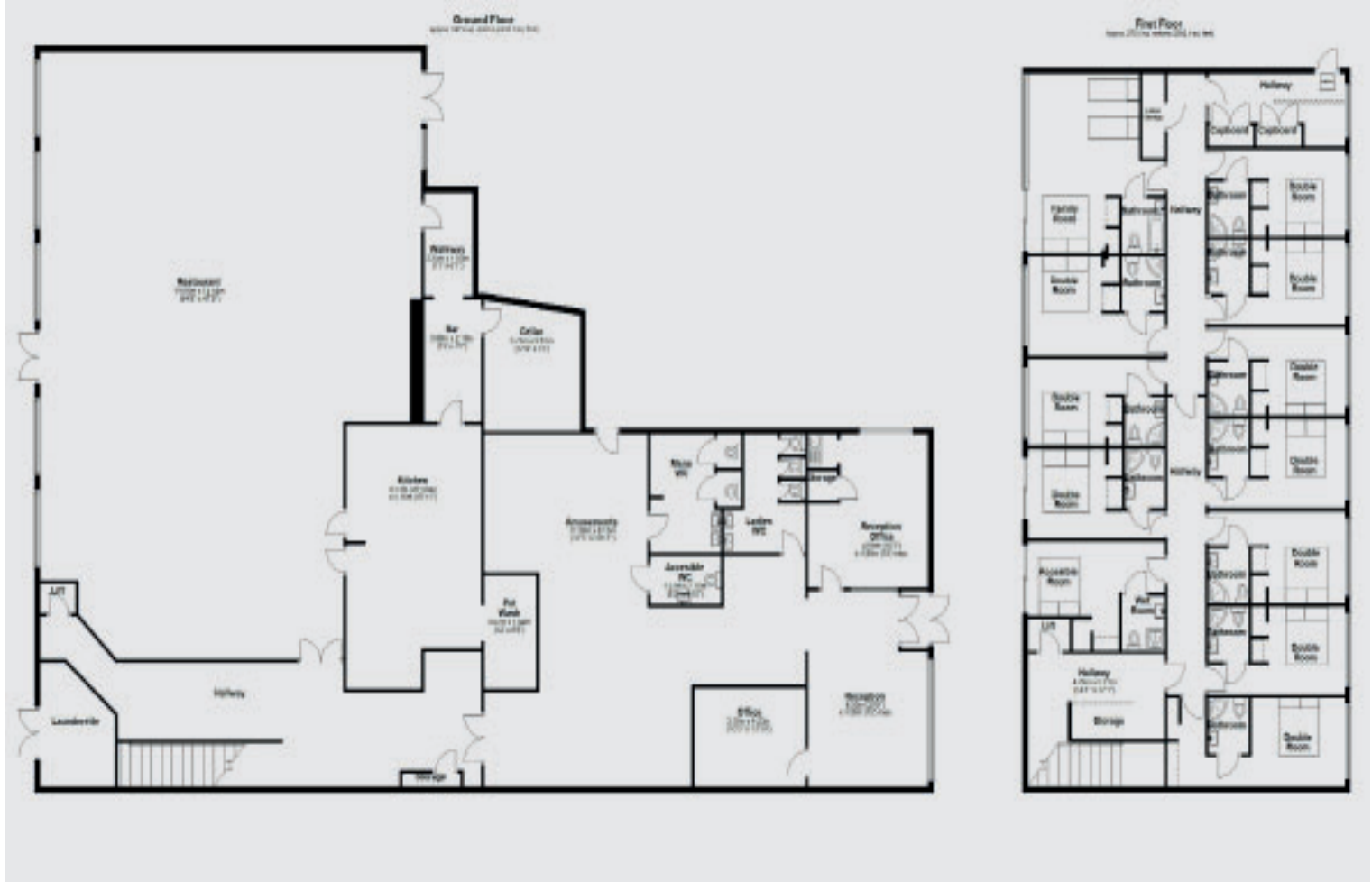
This facility enhances the family-friendly appeal of the property and supports the wider leisure offering.

Externally, the property enjoys a prominent position within an established holiday park, benefiting from strong footfall, repeat custom, and a loyal visitor base. The surrounding environment, coastal location, and existing infrastructure make this an exceptional opportunity for continued operation as a hospitality and leisure business.

Overall, this is a highly versatile commercial property offering multiple income streams, including food and beverage sales, accommodation revenue, and leisure income. The scale, layout, and existing facilities provide significant scope for future growth, expansion of services, and increased profitability.

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Floor Plans



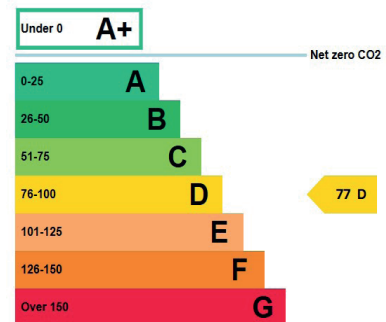
Additional Information

- **Rent:** £28,300.31 Per Annum
- **Fixtures & Fittings:** Included
- **Flexible lease terms**
- **Opportunity to acquire a turn key investment**
- **Includes:** Reception Area, Amusements, Restaurant, Bar, Commercial Kitchen, Cellar, 12 Hotel Rooms and a lift to all floors.
- **Hotel customers will have access to other on-site facilities including swimming pool, mini golf and play parks**

Energy Efficiency Rating

Energy rating and score

This property's energy rating is D.



Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

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