

The Ocean Room

Bar Leisure Venue

For Sale

15,050 SqFt
(1,398.14 m²)

Ocean Room, Pier Gardens, Gorleston-on-Sea,
Great Yarmouth, Norfolk, NR31 6PP

An exceptional leisure venue in a prime location with
south facing terrace providing direct access to the beach

- | Beach-side location
- | Popular tourist town
- | With development potential
- | Leisure use



Arnolds | Keys

Bycroft
COMMERCIAL

The Ocean Room

Pier Gardens, Gorleston-on-Sea,
Great Yarmouth, Norwich, NR31 6PP

The property overlooks Gorleston-on-Sea beach and is conveniently located near the town centre. Gorleston-on-Sea, along with Great Yarmouth, forms a key coastal town in east Norfolk.

It is approximately 21 miles east of Norwich and 7 miles north of Lowestoft, offering good accessibility via the A47 trunk road to both Norwich and the south.

The subject property is a distinctive rotunda building, most recently used as an entertainment venue. Circular in construction, it was originally built in 1939 as the Floral Hall.

The Ocean Room boasts a rich history, having hosted renowned acts such as Blur and Mike Tyson, and featuring in the popular British film, Yesterday.

This unique opportunity allows for the creation of a prominent bar, restaurant, or other leisure facility, enhancing Gorleston's appeal as a tourist destination.

The property is being sold by Great Yarmouth Borough Council, who fully support its refurbishment and redevelopment to establish a key leisure venue - adding significant value to Gorleston's tourism offering.





History of the Ocean Room

Arnolds | K

ARNOLDS KEYS & BYCROFT PRESENTS
LIVE AT GORLESTON'S PREMIER VENUE

THE PREMIUM SEAFRONT VENUE IN GORLESTON-ON-SEA

PLAYED IN 90'S

PLAYED IN THE 60'S

PLAYED IN THE 60'S

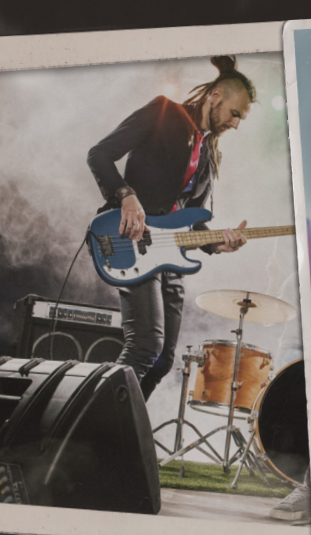
PLAYED IN THE 60'S

PLAYED IN THE 60'S

Plus hundreds of other great acts have played here, including

Plus Boxing With

★ PLUS THE FAMOUS MOD RALLY ALL NIGHTER - 1988 ★



Accommodation

Pier Gardens, Gorleston-on-Sea,
Great Yarmouth, Norwich, NR31 6PP

The premises have been measured in accordance with the RICS Code of Measuring Practice and report the following Gross Internal Areas (G.I.A.).

	m ²	Sq Ft
Main entertainment central area	927.48	9,983
Kitchens	100.63	1,083
Ancillary including bars, stores and entrance	212.51	2,288
WCs and Cloakrooms	92.16	992
Basement and storage	65.41	704
Total	1,398.19	15,050
Site Area	0.17 hectares	0.46 acres





Terms

The freehold interest in the property is available for sale. **Price on Application.**

Method of Sale

Due to the importance of this property locally and the Council's desire to see the site refurbished or redeveloped, all offers should incorporate the following:

- Level of offer.
- Conditions attached.
- Source of funding.
- Detailed summary of the proposal for refurbishment or redevelopment and future use.
- All offers are to be submitted in writing via email to Arnolds Keys no later than 12:00 noon on Thursday 19th June.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Club and Premises

Rateable Value: £52,000

Rates Payable 2025/2026: £28,860

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: C

Viewing & Further Information

Strictly by appointment with the joint sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

nick.oleary@arnoldskkeys.com

DDi: 01603 216827

Guy Gowing

guy.gowing@arnoldskkeys.com

DDi: 01603 216804

Arnolds | Keys

Trusted Property Experts

SUBJECT TO CONTRACT - GWBG/njr/120

Bycroft Commercial

01493 844484

Daniel Bycroft

db@bycrofstateagents.co.uk



Location

Ocean Room, Pier Gardens, Gorleston-on-Sea,
Great Yarmouth, Norfolk, NR31 6PP



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.commercialleasecodeew.co.uk. Disclaimer: These particulars do not constitute an offer or contract or any part thereof. The agents do not make or give either in these particulars or during negotiations or otherwise any warranty or representations whatsoever in relation to this property. All measurements are given as a guide and no liability can be accepted for any errors arising therefrom. All statements are made without responsibility on the part of the agents or the vendors or lessors, and no responsibility is taken for any omission, error or mis-statement. All intending purchasers or tenants must satisfy themselves as to any matter concerning the premises, by inspection, independent advice, or otherwise. All rentals and prices are quoted exclusive of VAT unless confirmed otherwise. April 2025.