



Office Building / Residential Conversion

19 Church Plain, Great Yarmouth, NR30 1NE

Guide Price £139,950 Freehold

£12,000 pa Leasehold

A three storey office building positioned in a fantastic location facing Great Yarmouth Town Centre. Currently offices but could convert to residential accommodation (STP).

LOCATION

Prominently positioned at the top of the Market Place and backing onto the Great Yarmouth Minister Grounds, this is a lovely town centre location with super views. Close to business including Norton Peskett Solicitors and Coxs Jewellers and also good quality residential property.

PROPERTY DESCRIPTION

A three storey mid terrace building with interesting period features. The ground floor provides a reception and an office with display windows to Church Plain.

A staircase leads to the first floor where there is a kitchen and a large office with windows to the front overlooking the Market Place and rear overlooking the Minster Grounds. The second floor provides further offices, a bathroom with laddered access to a bordered out loft for storage and then another good size office with front and rear views.

Two 1 hour short stay parking areas are located immediately outside the property. There are also numerous car parks close by.

SCHEDULE OF ACCOMMODATION

The property provides the following approximate floor areas:

Ground floor	42.65 sq m	(459 sq ft)
First floor	33.13 sq m	(357 sq ft)
Second floor	29.19 sq m	(314 sq ft)
Totals	104.97 sq m	(1,129 sq ft)

BUSINESS RATES

The property is assessed for business rates as Office and Premises with a current rateable value of £6,700. This means that qualifying businesses will benefit from 100% Business Rates Relief.

SERVICES

We believe that mains electricity, gas, water and drainage are connected to the premises. Central heating is provided via a gas central heating boiler.

AGENT'S NOTE

There is potential for complete residential conversion through Permitted Development Rights. Please contact Great Yarmouth Borough Council Planning Department for more information on 01493 846242 or plan@great-yarmouth.gov.uk.

TERMS

The property is available freehold with vacant possession at a Guide Price of £139,950. Alternatively, consideration will be given to leasing the premises at a rent of £12,000 pa.

EPC

Rating C.

VIEWINGS

Strictly by appointment with the sole selling agents, BYCROFT COMMERCIAL: 01493 844489.

