



Caister Hardware Stores, 90 Yarmouth Road
£510,000

Caister Hardware Stores

90 Yarmouth Road, Great Yarmouth

Presenting a rare and versatile opportunity in a highly accessible village location, this unique mixed-use property comprises a spacious four-bedroom family home alongside a substantial former hardware store with extensive storage, workshop space, and further outbuildings - all situated on a plot measuring approximately 0.8 acres (stms). Whether you're a developer, investor, business owner, or simply looking for a flexible live/work solution, this site offers immense potential with its varied accommodation and scope for reconfiguration or redevelopment.

Council Tax band: D

Tenure: Freehold





Location

Situated along the well-connected Yarmouth Road in the sought-after coastal village of Caister-on-Sea, this location benefits from excellent visibility and a steady flow of both local and visitor traffic year-round. Just minutes from the sandy beachfront, Caister is a thriving community with a strong residential base, several schools, healthcare services, and a variety of independent shops and national retailers. With easy access to Great Yarmouth town centre and public transport links nearby, the area presents a prime setting for both commercial ventures and convenient everyday living. The surrounding streets offer a mix of established homes and local businesses, reinforcing the area's appeal as a vibrant and supportive environment for enterprise.

Yarmouth Road

The detached chalet-style residence is set back from the road and offers over 1,800 sqft of internal space, with a layout well-suited to family living. The ground floor includes a large dual-aspect lounge with generous proportions, a second sitting room to the front, a separate dining room, and a practical kitchen with adjoining conservatory. A ground floor shower room and study/bedroom 4 add flexibility, particularly for those needing guest or multi-generational space. Upstairs, three further bedrooms are served by a family bathroom, with built-in wardrobes and useful storage completing the arrangement.

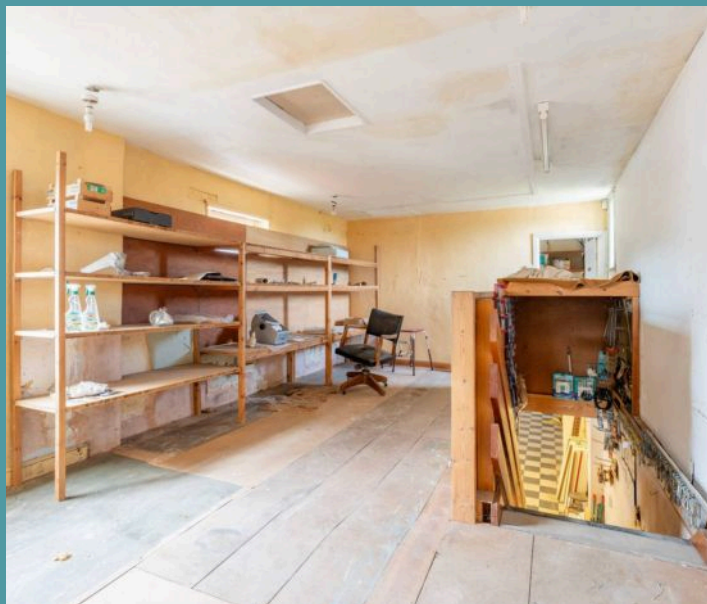




The home benefits from its own private entrance, providing separation from the commercial areas for those intending to occupy both. Adjoining the house is the former retail premises: a remarkably deep 96ft shop area previously operating as a hardware store. This vast open-plan commercial space leads to a rear storeroom and a designated workshop, while stairs rise to the first floor where you'll find an office and additional storage. The scale and layout of the unit lend themselves to residential conversion, with the potential to create a two- or three-bedroom dwelling (stpp), or rework the space to support a new business venture.

This structure also includes a large garage and extensive ground and first floor storage areas - offering endless possibilities for use as a workshop, studio, warehouse, or further development (stpp). A second detached garage and a brick-built outbuilding sit within the grounds, ideal for additional storage, vehicle housing or project space.

The scale of the plot and the layout of the existing structures suggest a range of development options, whether reconfiguring for multiple residential units, enhancing the commercial element, or creating dedicated live/work accommodation. (All subject to the necessary permissions.)





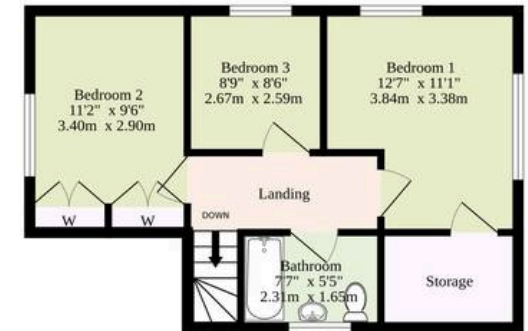
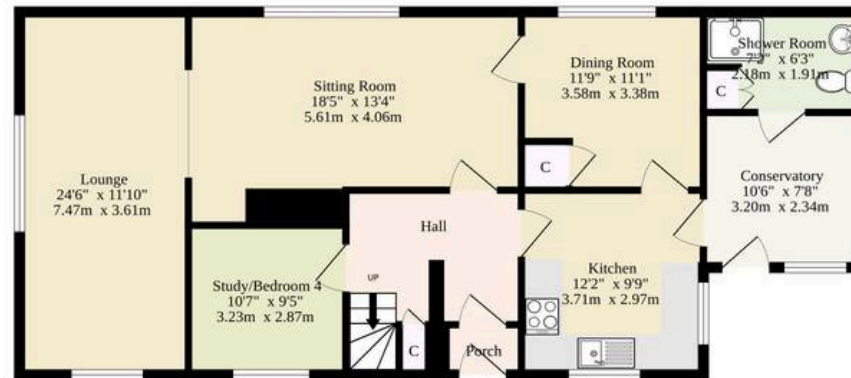
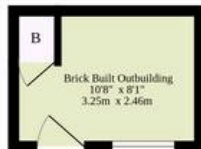
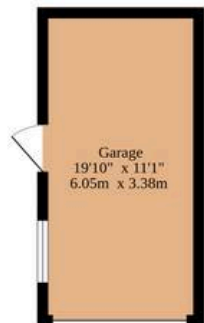
- Rare opportunity to acquire a mixed-use site in the centre of Caister-on-Sea, extending to approx. 0.8 acres (STMS)
- Detached four-bedroom chalet-style residence offering over 1,800 sqft of internal space with three reception rooms, two bathrooms, and a conservatory
- Large 96ft former hardware store with attached workshop and rear storeroom, plus first floor office and further storage – ideal for conversion to residential use (STPP)
- Versatile layout ideal for business owners, multi-generational living, or those seeking income potential from letting or resale
- Further detached garage and brick-built outbuilding providing extra storage or workshop space
- Excellent development or live/work opportunity with scope to reconfigure or extend (STPP)
- Located in the heart of a thriving coastal village with supermarkets, cafes, schools, and GP surgery all within walking distance
- Just moments from the seafront and Great Yarmouth's wider amenities, with excellent road access to Norwich and the A47 corridor



Outbuildings
300 sq.ft. (27.9 sq.m.) approx.

Ground Floor
1121 sq.ft. (104.1 sq.m.) approx.

1st Floor
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 1827 sq.ft. (169.7 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, omission or mis-statement. 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.

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Garage Ground Floor
2085 sq.ft. (193.7 sq.m.) approx.

Garage 1st Floor
724 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA : 2889 sq.ft. (261.0 sq.m.) approx.

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