

Great Yarmouth - 5 St Peters Road, Norfolk NR30 3AU
Freehold Vacant Takeaway & Residential Investment
Planning submitted for change of use of residential flat to 3-bedroom HMO



BLUE ALPINE

PROPERTY INVESTMENT & DEVELOPMENT



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Investment Consideration:

- Purchase Price: £175,000
- Vacant possession
- ERV of ground floor takeaway: £12,000 p.a.
- ERV of first/second floor HMO*: £18,000 p.a.
- VAT is NOT applicable to this property
- Comprises ground floor takeaway with self-contained 3-bed flat at first and second floor
- *Planning submitted for change of use of residential flat to 3-bedroom HMO
- Located at the junction with Dene Side opposite Londis, amongst a host of local traders including barbers, café and more.



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Property Description:

The property comprises ground floor takeaway shop with self-contained 3-bedroom flat at first and second floor, providing the following accommodation and dimensions:

Ground Floor: 87 sq m (936 sq ft)

Takeaway counter, rear kitchen and storage

First & Second Floor: 114 sq m (1,227)

Kitchen, 4 rooms, bathroom/wc

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Tenancy:

The entire property is at present vacant.

ERV of ground floor takeaway £12,000 p.a.

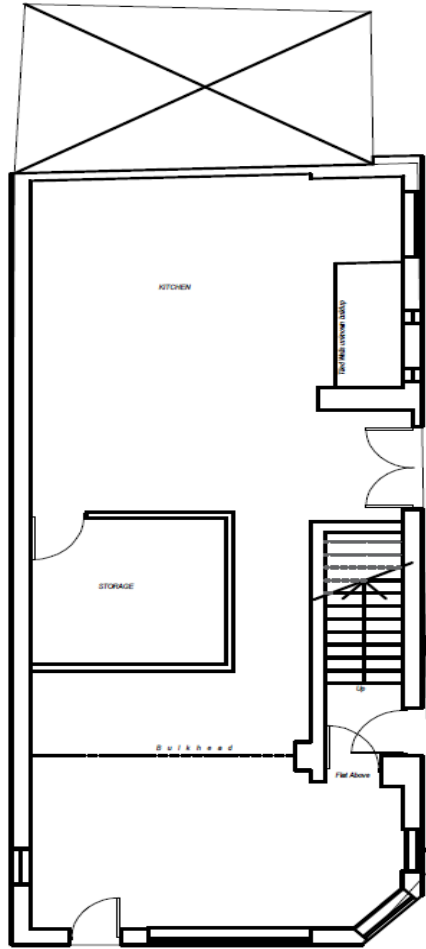
ERV of HMO upon approval £18,000 p.a.



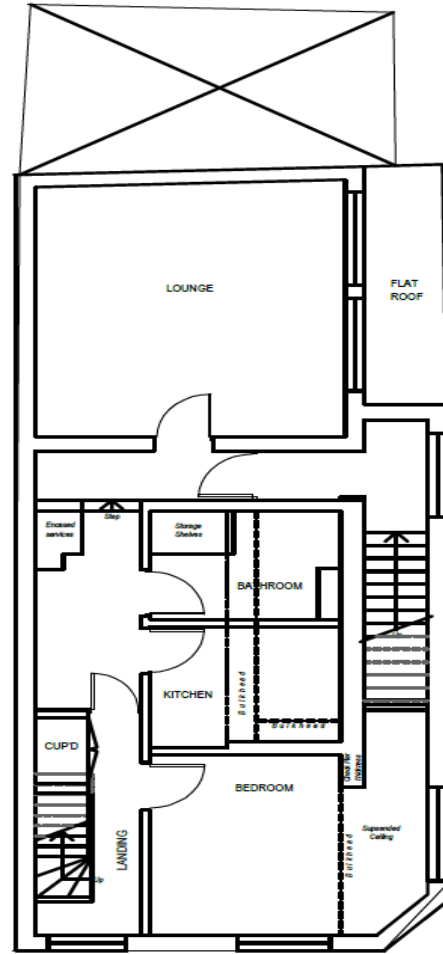
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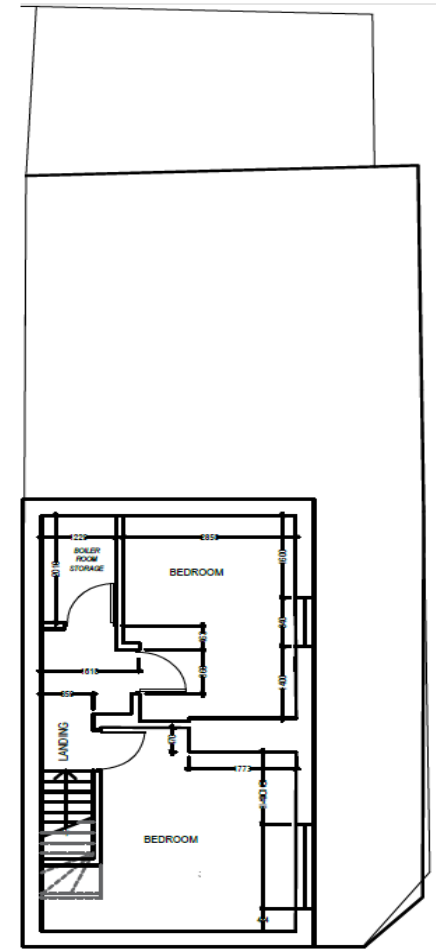
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Existing Ground Floor

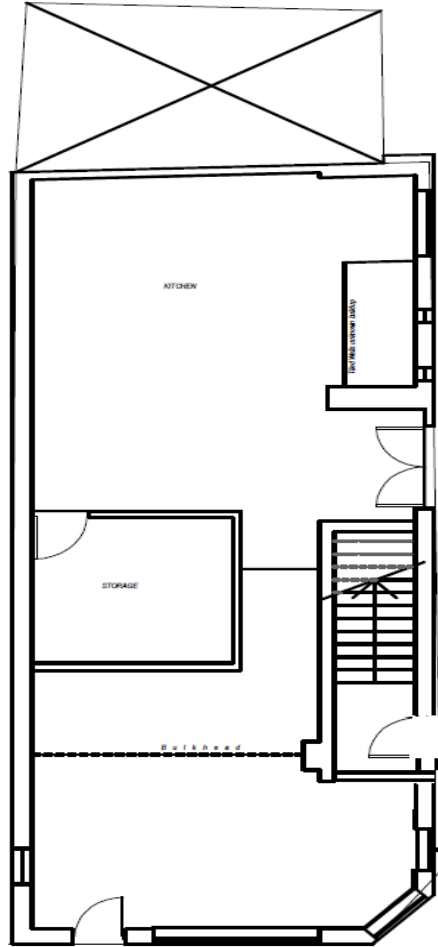


Existing First Floor

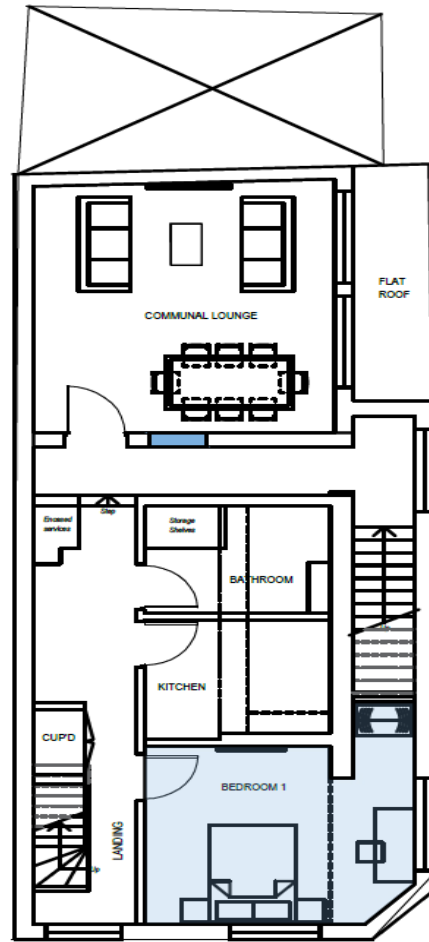


Existing Second Floor

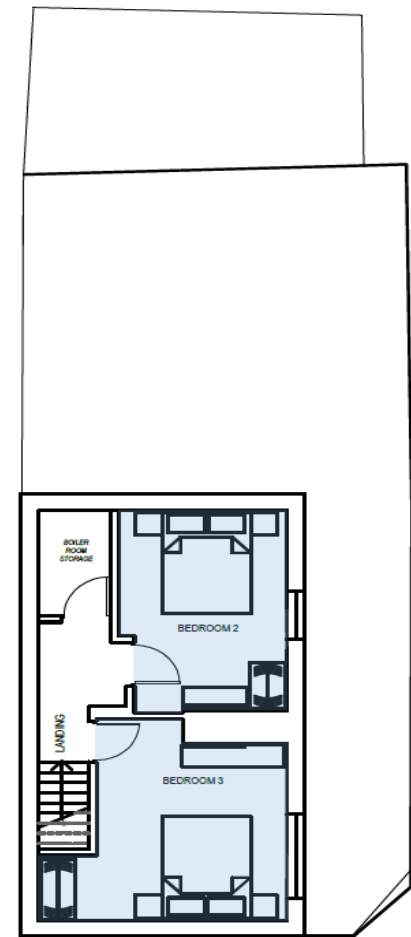
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Proposed Ground Floor



Proposed First Floor



Proposed Second Floor

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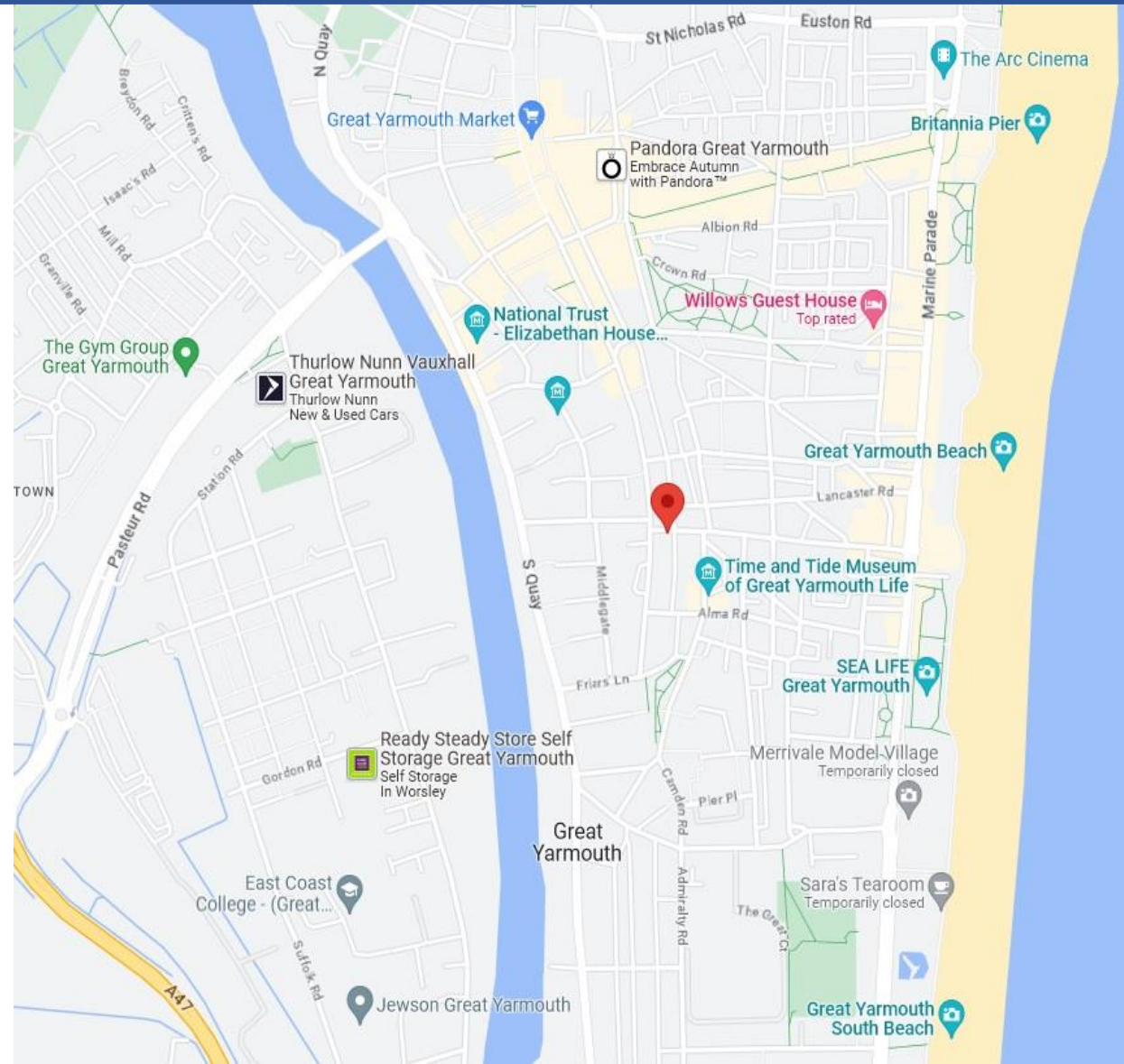
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Location:

Great Yarmouth is a popular coastal resort, located approx. 18 miles east of Norwich, 8 miles north of Lowestoft and benefits from good road links via the A47, A143 and the A12. The property is located at the junction with Dene Side opposite Londis and amongst a host of local traders and being close to the Town Centre and Sea Front.



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Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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BLUE ALPINE

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