



ShinFel

APPLIANCES

Washing Machines - Dryers - Fridges - Cookers
Sales - Service - Repairs

01493 718 920 - 07760 384 003 07538 433 904

133

132 King Street

, Great Yarmouth, NR30 2PG

Guide Price £175,000



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FOR SALE - TOWN CENTRE*PART LET INVESTMENT*SUBSTANTIAL MIXED COMMERCIAL /
R E S I D E N T I A L P R O P E R T Y

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property has for many years been used as shop although would suit a variety of retail, office, restaurant and other uses (subject to any necessary planning).The building incorporates an attractive front elevation and comprises a large well proportioned retail area with rear stores and staff WC and with three/four bedroom maisonette living accommodation arranged over first and second floors which has a separate side access from Row 119.The property is Grade II listed (List Entry Number: 1246590) and described as being early C18 converted from two shops to one shop in C20.

Accommodation

Ground Floor - Retail & Stores

127 sq. m (1,368 sq.ft)

First/Second Floor - Residential - 3/4 Bedroom Mai

130 sq. m (1,399 sq.ft)

Second Floor - Rear Store

23.6 sq. m (254 sq. ft)

Tenure

Freehold.

Freehold. Land Registry title number NK280968.

The residential part is currently let to a tenant (further details available from the agent)

Services

Mains water, electricity, gas and drainage are connected to the property. The shop and maisonette have separate electricity supplies and gas supply to the residential part only.

Possession

The residential part is currently let to a tenant (further details available from the agent)





Planning

E (Commercial Business & Service) includes retail, office and restaurant use.

Business Rates & Council Tax

The Rateable Value is £6,400. An occupier could be eligible for 100% rates relief upon successful application to Great Yarmouth Borough Council Business Rates Department 01493 856100.

The residential part has a Council Tax Band 'A'.

Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour is now completed and a third river crossing is currently under construction.

The property is located to the west side of King Street, close to the junction with Yarmouth Way. The property has the benefit of being within an attractive Conservation Area of heritage buildings including St Georges Theatre / Cafe.

EPC

The residential part has an Energy Performance Rating of "E" (Rating 43). The commercial part has an Energy Performance Rating of "C" (Rating 68). The Certificates and Recommendation Reports will be available upon request.

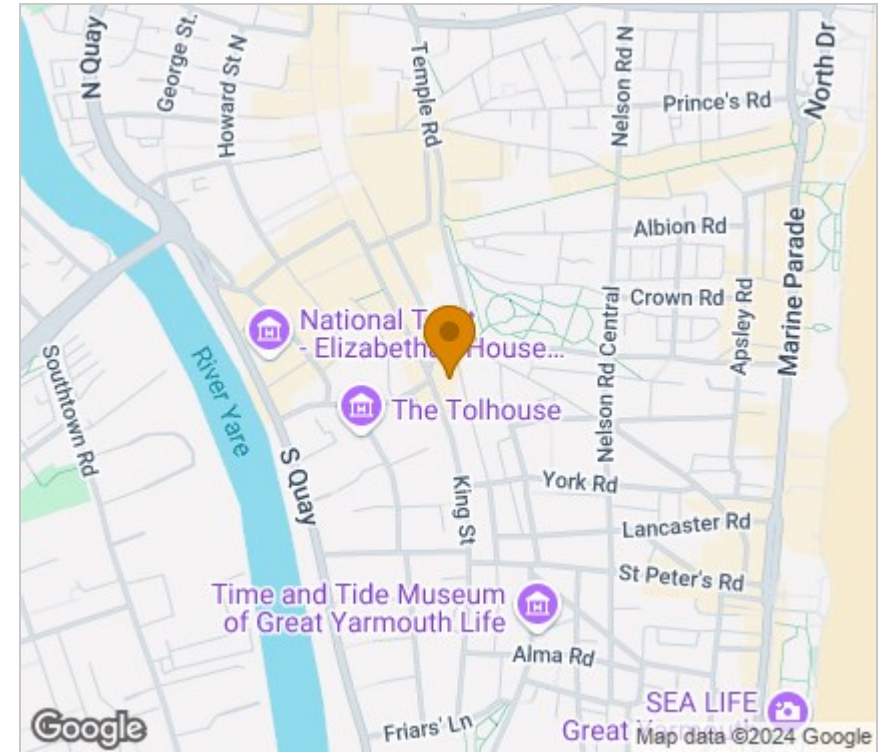
Ref: Y11630/12/22



Floor Plan



Area Map



Viewing

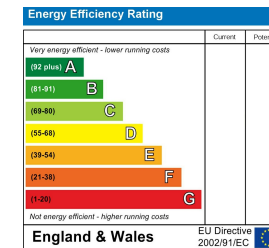
Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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Energy Efficiency Graph



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