

Aldreds
Estate Agents



63 High Street

Gorleston, Great Yarmouth, NR31 6RQ

Guide Price £250,000



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A prominent Victorian (circa 1890) brick building which incorporates an attractive frontage (double shop front to High Street, corner entrance door and return frontage to Blackwall Reach). The property is at the North end of a parade of commercial occupiers. The ground floor shop provides a well proportioned and presented front sales area and which leads to both rear stores /preparation areas and separately to staff room, kitchenette, office and staff facilities. The staff part was previously occupied and could be re-instated for use as a one bedroom flat. The commercial bakery to the rear of the property provides a large well proportioned work area with natural daylight from both the East and West elevations.

The separately accessed studio above has first floor views over the River Yare and towards the sea. A small enclosed surfaced rear yard area is accessed from Blackwall Reach and with doors to the commercial bakery, first floor studio, office / staff and rear stores / prep parts of the property. It is our opinion that the office / staff section could be reinstated to residential use and the first floor studio could be converted to residential use (subject to any necessary consents).

Location

High Street is currently home to a number of national occupiers such as Card Factory, Costa Coffee, Subway, Greggs, Iceland, Farm Foods, Superdrug, The William Adams (J.D. Wetherspoon), Domino's and Betfred.

The Original Factory Shop opened in May 2024 (former Wilkinsons). Close by other occupiers include Palace Cinema, library and a variety of sole trader retailers, salons, offices and other uses.

Services

Mains water, electricity (3 phase), gas and drainage are connected to the property.





Tenure

The first floor front maisonette with separate ground floor entrance was sold on a 999 year lease from 1989, subject to an annual ground rent of £1.

Possession

Vacant possession upon completion.

Agent's Note

Completion date to be from early 2025.

Planning

Class E - Commercial, Business and Service. This class includes retail, office and restaurant uses.

Business Rates

The current Rateable Value is £4,600. An occupier may be eligible for continuation of 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

VAT

VAT will not be applicable to the purchase price.

Legal Costs

Each party to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the purchaser will be required to provide proof of identity, address and funds to the selling agents prior to solicitors being instructed.

Commercial Building EPC

D rating - 89



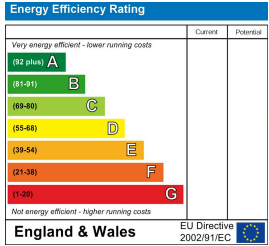
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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