

Aldreds
Estate Agents



93 & 93a High Street High Street

Gorleston, Great Yarmouth, NR31 6RF

£250,000



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Aldreds are delighted to offer the former Salamanders Restaurant with three bedroom flat above for sale. The property sits on the busy and bustling Gorleston High Street. The restaurant is currently vacant. The flat above is currently let on an assured shorthold tenancy at a rent of £750pcm. The restaurant area covers the vast majority of the ground floor with a garden and cellar. The flat has its own ground level front door on Gorleston High Street and occupies the first and second floor.

RESTAURANT ACCOMMODATION

Restaurant Area

27'7" x 12'9" plus 15'8" average x 11'0" average (8.42 x 3.89 plus 4.8 average x 3.36 average)

Split level, entrance door to front, window to front

Restaurant Kitchen

40'2" x 8'7" max (12.261 x 2.62 max)

Store Room

22'3" x 9'5" (6.8 x 2.89)

Window to rear

Store Room with Garage Door

9'6" x 9'6" (2.9 x 2.9)

Door to side

Garage

21'5" x 10'9" (6.54 x 3.3)

Stairs to loft storage, door to garden, door to side

Hallway

Access to both cloakrooms

Mens Cloakroom

Low Level WC, hand basin

Ladies Cloakroom

Low level WC, hand basin

Garden

Cellar 1

17'0" x 13'5" (5.2 x 4.1)

Cellar 2

12'5" x 12'0" (3.8 x 3.66)

FLAT

Entrance Hall

Door to front, stairs to landing

1st Floor Landing





Lounge

18'1" max 13'0" x 14'6" max 6'7" (5.52 max 3.97 x 4.42 max 2.02)

Two windows to front, radiator

Kitchen

8'10" x 8'8" (2.7 x 2.65)

Base & wall units, window to rear, gas hob, electric oven, sink with drainer, plumbing for washing machine, part tiled walls, wall mounted gas boiler, part tiled walls

Shower Room

8'10" x 4'8" (2.7 x 1.43)

Shower in cubicle, hand basin, low level WC, opaque window to side aspect

Bedroom 2

12'0" x 11'1" (3.67 x 3.39)

Two Built in wardrobes, double glazed window to rear aspect, radiator

2nd Floor Landing

Bedroom 1

14'7" x 10'4" (4.45 x 3.16)

Window to rear aspect, radiator

Bedroom 3

8'10" x 7'8" (2.7 x 2.34)

Velux window, radiator

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax and Business Rates

Council Tax rate A on flat. Rateable Value £8,100

Domestic EPC/Commercial EPC

The Domestic EPC rating is D - 66. The restaurant premises has a commercial EPC rating of D - 83

Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

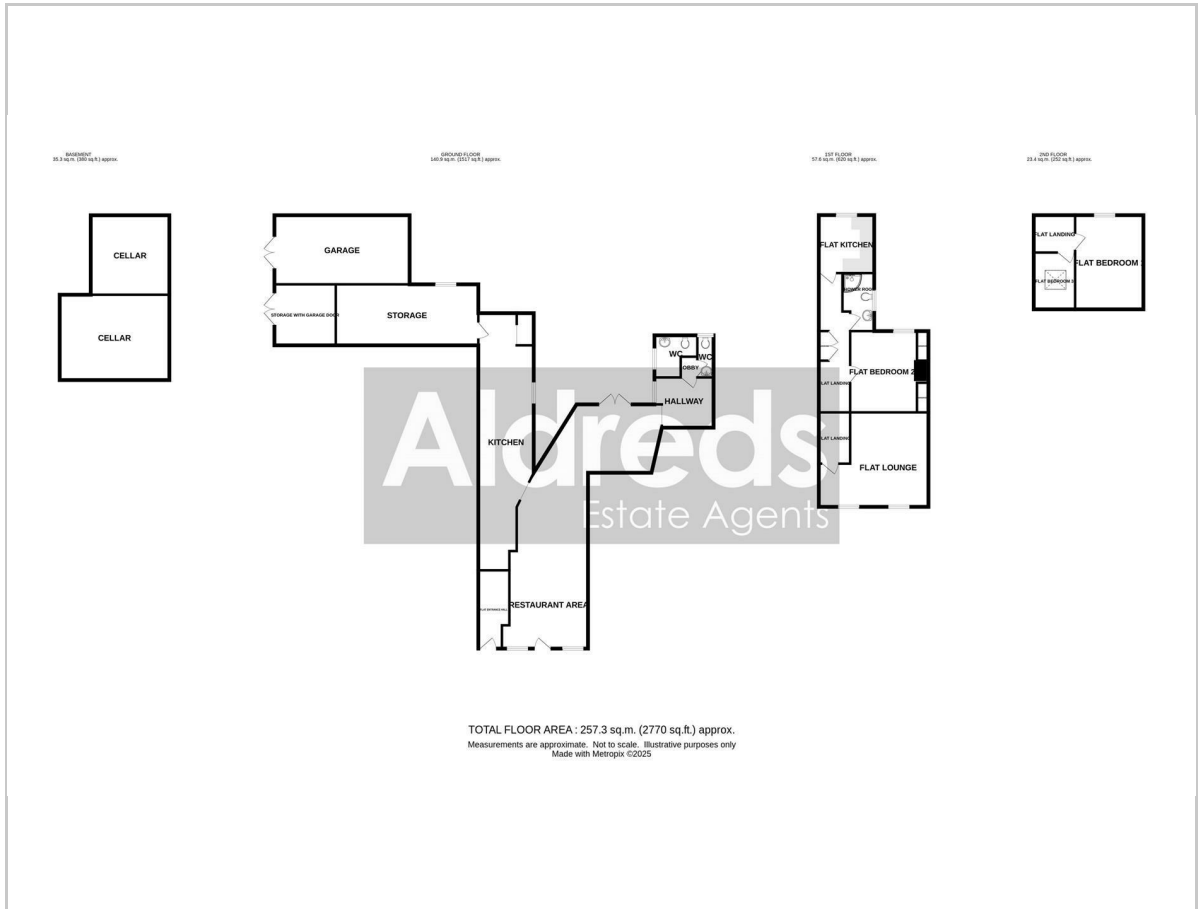
Directions

The premises is on the east side of Gorleston High Street

Ref G18268/03/25



Floor Plan



Viewing

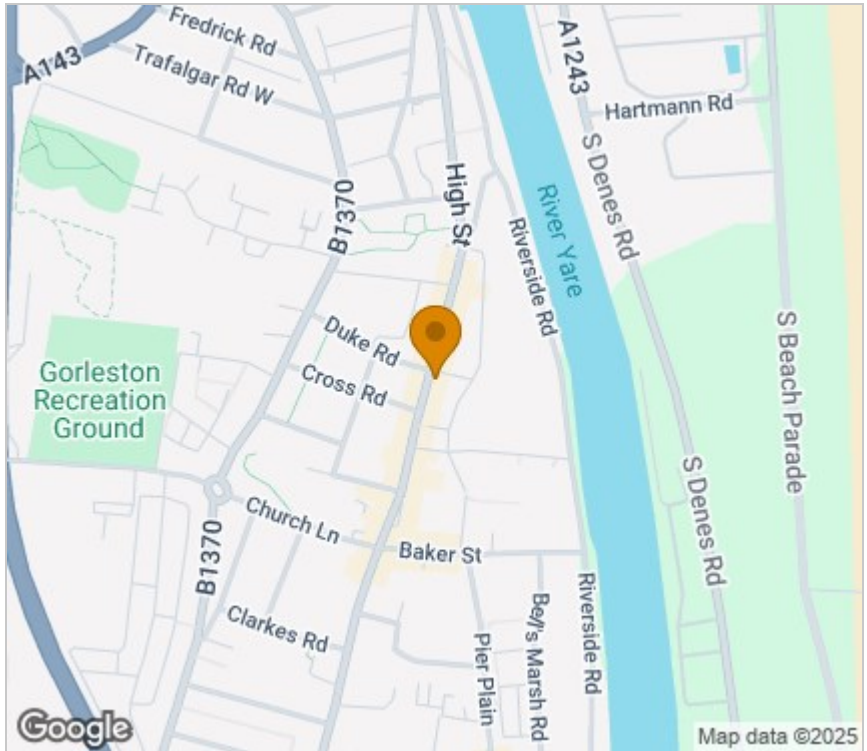
Please contact our Aldreds Gorleston Office on 01493 664600
if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

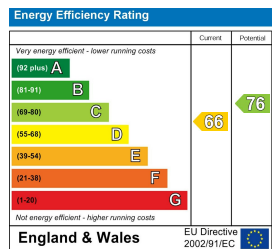
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Area Map



Energy Efficiency Graph



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