

FREEHOLD



Commercial

25 REGENT STREET,
GREAT YARMOUTH,
NORFOLK, NR30
1RL

Price Guide

£425,000

FEATURES

- Mixed use investment
- Three two bedroom duplex apartments
- Town centre location
- One commercial Unit
- Full occupancy
- Viewings strictly by appointment only



6 Bedroom Commercial located in Great Yarmouth

Located in the heart of Great Yarmouth on the bustling Regent Street, this exceptional investment opportunity presents a unique blend of commercial and residential properties. The premises comprise a well-established commercial unit alongside three fully tenanted two-bedroom duplex flats, making it an attractive prospect for savvy investors.

The commercial space is currently leased at an annual rate of £9,900, with payments made quarterly, ensuring a steady income stream. The business rates are set at £4,850, effective from 1st April 2017, providing clarity on ongoing costs.

The residential aspect of this property features three duplex flats, each generating a monthly rental income of £650, £650, and £675 respectively. This consistent rental yield enhances the overall appeal of the investment, making it a lucrative option for those looking to expand their portfolio.

Situated in a superb town centre location, this property benefits from high foot traffic and visibility, ideal for commercial ventures. The mixed-use nature of the investment allows for diverse opportunities, catering to both residential tenants and commercial clients.

Call us on

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Council Tax Band

E

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

