

FREEHOLD



# 77 HOWARD STREET SOUTH, GREAT YARMOUTH, NR30 1LN

Guide Price

£225,000

## FEATURES

- Investment Opportunity
- Currently let for £16,800 with the potential of £25,000 per annum
- Located in the centre of Great Yarmouth
- Office, Shop and Flat
- No Onward Chain
- Call now to view 01603 338433



# Investment opportunity located in Great Yarmouth

Investment opportunity! This property has been previously refurbished from top to bottom, while retaining many period features. Benefiting from a good sized shop with kitchen, bathroom and basement currently let at £6600 per annum. The maisonette has own entrance to the side. There are three double bedrooms, a good size sitting room and a utility room, generous sized kitchen and bathroom. Access to a first floor courtyard garden. Currently let generating £10,200 per annum. The offices are to the rear with their own access and laid out over two floors with potential for many uses subject to planning approval, potential rent £6000-£8000 per annum.

## Full Description

Investment opportunity! Benefiting from a good sized shop currently let at £6600 per annum. The maisonette currently let generating £10,200 per annum. This is bringing in £16,800 per annum with the potential to reach around £25,000 Circa which is a yield of 10% per annum.

## Viewing

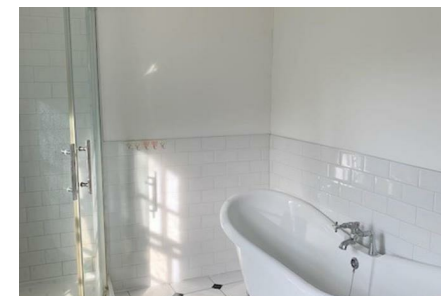
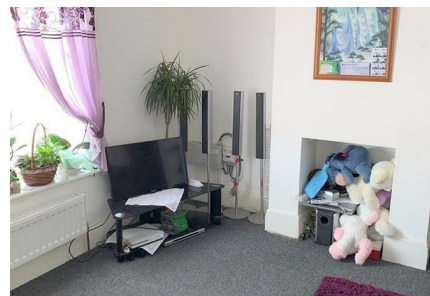
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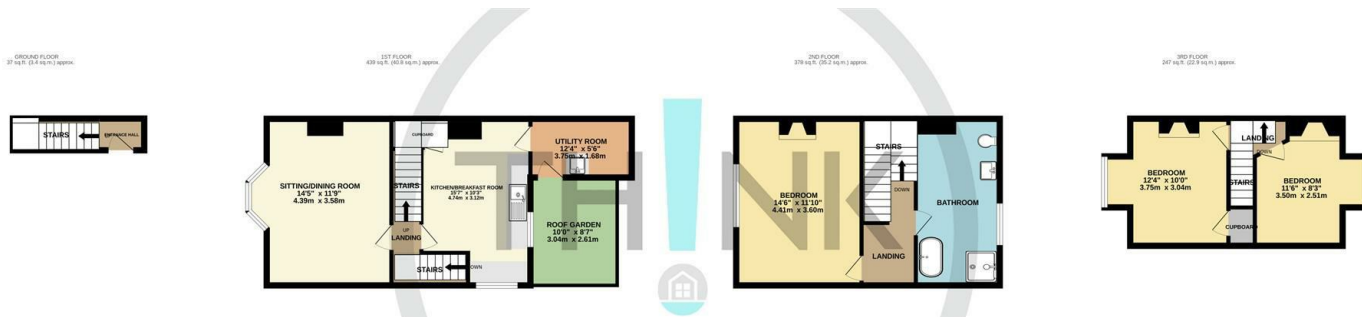




NORWICH COMMERCIAL | 3 VISION PARK QUEENS HILLS, NORWICH, NR8 5HD



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**PROPERTY**  
TOTAL FLOOR AREA: 1101 sq.ft. (102.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Call us on

**01603 338433**

**[norwich@thinkproperty.ltd](mailto:norwich@thinkproperty.ltd)**  
**<https://www.thinkproperty.ltd/>**

Council Tax Band

**A**



**PROPERTY**

TOTAL FLOOR AREA: 946 sq.ft. (87.9 sq.m.) approx.

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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.

