

FREEHOLD



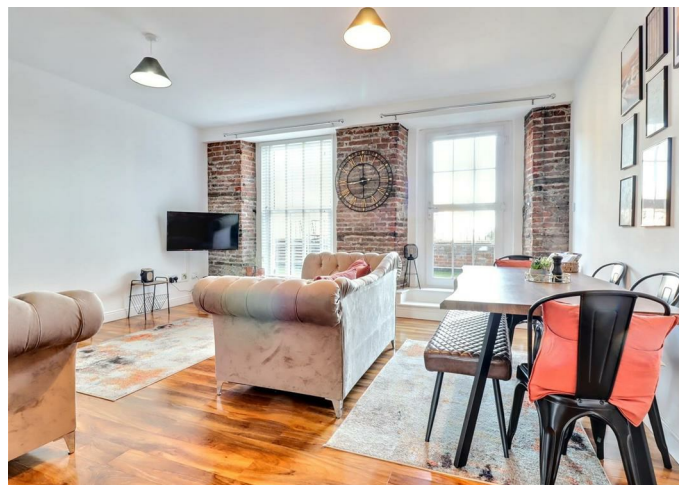
Investment Opportunity

# KING STREET GREAT YARMOUTH NR30 2PA

Offers In Excess Of  
**£1,800,000**

## FEATURES

- Elegant Investment
- 11 Apartments
- Car Parking
- Close To Town
- Air BnB Allowed
- 3 Shop Units
- Townhouse
- Immediate Income
- Freehold -10% Yeild
- Parking



 21  12  12  D



# 11 Flats, 1 Townhouse, 3 Shops located in Great Yarmouth

**\*\*INVESTMENT OPPORTUNITY with 10% YIELD\*\*.** Welcome to Great Yarmouth, at 149 - 150 King Street, this remarkable building is a true gem that captures the essence of seaside charm and modern convenience. The property stands as a substantial and elegant structure, making it a prominent feature in this vibrant town. Just a stone's throw away, residents and visitors alike can enjoy a delightful array of shops and restaurants, with the picturesque park leading directly to the famous seafront, renowned for its arcades, casinos, and lively nightlife.

This impressive building is thoughtfully arranged over three floors, complemented by cellar areas, and features three commercial units on the ground floor. Above these commercial spaces, you will find eleven well-appointed residential flats spread across the ground, first, and second floors, alongside an attached three-storey townhouse. All residential units are currently let to third-party tenants, ensuring a steady income stream. Not forgetting the well established Air BnB's which are a very busy side of this investment building.

Having undergone a meticulous conversion and refurbishment approximately ten years ago, the property boasts a high standard of finish and specification, making it an attractive option for both investors and tenants. This outstanding property presents a rare investment opportunity in a sought-after location, combining the allure of seaside living with the practicality of a well-established rental income. Whether you are looking to expand your investment portfolio or seeking a prime location for your business, this property is not to be missed.

EPC shown is an example of one of the flats.

## 1 Townhouse

Three storey property - Ground Floor, Entrance hall. Cloakroom, Utility room, Bedroom, Ensuite

First Floor - Lounge/kitchen

Second Floor - Landing, Bedroom, Study, Bathroom.

## Flat 2

Ground Floor

Hall, Bathroom, Kitchen, two bedrooms, lounge and cupboard.

## Flat 3

First Floor

Entrance Hall, Cupboard, Lounge/Diner/Kitchen, Two bedrooms and Bathroom. Balcony

## Flat 4

First Floor

Entrance Hall, Cupboard, Bedroom, Lounge/Kitchen and Bathroom. Balcony

## Flat 5

First Floor

Entrance Hall, Cupboard, Two Bedrooms, Lounge, Kitchen and Bathroom. Balcony

## Flat 6

First Floor

Entrance Hall, Cupboard, Two Bedrooms, Lounge/Kitchen and Bathroom. Balcony



### Flat 7

First Floor

Entrance Hall, Bedroom, Lounge/Kitchen, Bathroom and Cupboard. Balcony

### Flat 8

Second Floor

Entrance Hall, Cupboard, Lounge/Kitchen/Diner, Bathroom, and Two Bedrooms. Balcony

### Flat 9

Second Floor

Entrance Hall, Cupboard, Bedrooms, Lounge, Kitchen and Bathroom. Balcony

### Flat 10

Second Floor

Entrance Hall, Cupboard, Two Bedrooms, Lounge, Kitchen and Bathroom.

### Flat 11

Second Floor

Entrance Hall, Cupboard, Two Bedrooms, Kitchen/Lounge and Bathroom. Balcony

### Flat 12

Second Floor

Entrance Hall, Cupboard, Lounge/Kitchen, Bedroom and Bathroom. Balcony

### Unit A Dominos Shop

This unit comprises waiting/servery/kitchen and chiller area. Plant room, Locker room, office, Preparation area, Toilet/lobby, stock room, Stock area. Total area approx 117.82 m2







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### Unit B - Office

Retail area and stock room. Total approx area 51.55 m2

### Unit C - Kierans Carpets

Retail area, Toilets, Studio, Store, Kitchen, Cellar retail area. Area approx 169.82 m2

Cellar rooms 95.53 m2

Total 434.72 m2

### Outside

Private Car Park to the rear.

### Agents Note

In accordance with Section 21 of the Estate Agent Act 1979, we declare that there is a connected person in the sale of this property. The property is being sold by a connected person known to Think Property.





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Council Tax Band

A

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	66	70
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
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.

