



The Old Bonds, Great Yarmouth, NR30 2PP

Amazing multi-use building, with five flats rented on a long-term lease, commercial spaces and scope for further development on land to rear. Planning permission being sought to convert ground floor commercial spaces to 2 x two bed flats and 1 x one bed flat.

The property is located in a high density population area of Great Yarmouth, close to commercial and industrial hubs, as well as new transport links. This fantastic opportunity is already generating a good income.

Investment opportunity

Mixed use building

Potential for further development

Large overall site

Ground floor commercial space

Close to new Great Yarmouth bridge

Close to commercial, residential and industrial areas

Generating a good return

£650,000

Terms

Subject to negotiation

Business Rates

The property is entered into the Valuation Office Agency website as follows...

Shop and premises

Unit 3 - = £2750.00

Unit 3b = £4100.00

Unit 3c = £1325.00

Property Usage

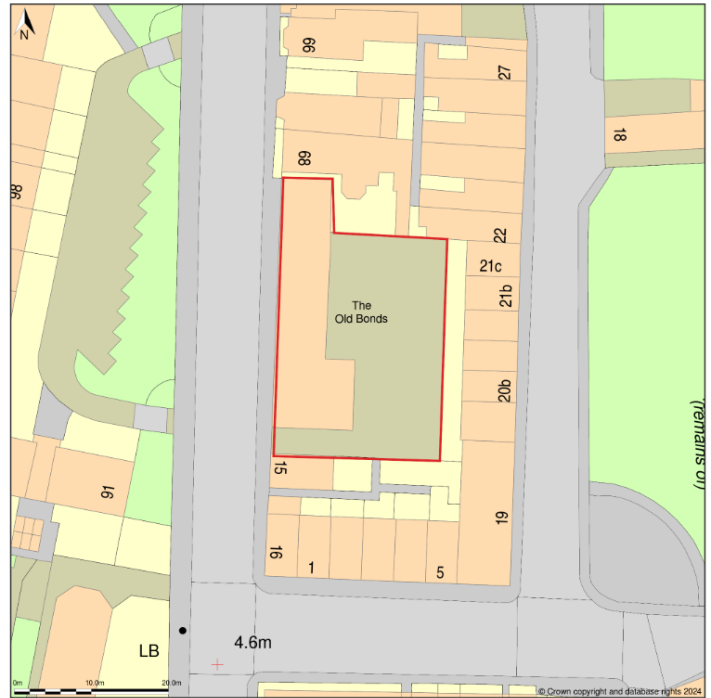
Ground floor commercial spaces - Class E
Domestic Ground, First & Second floor – Class C3

EPC

To follow

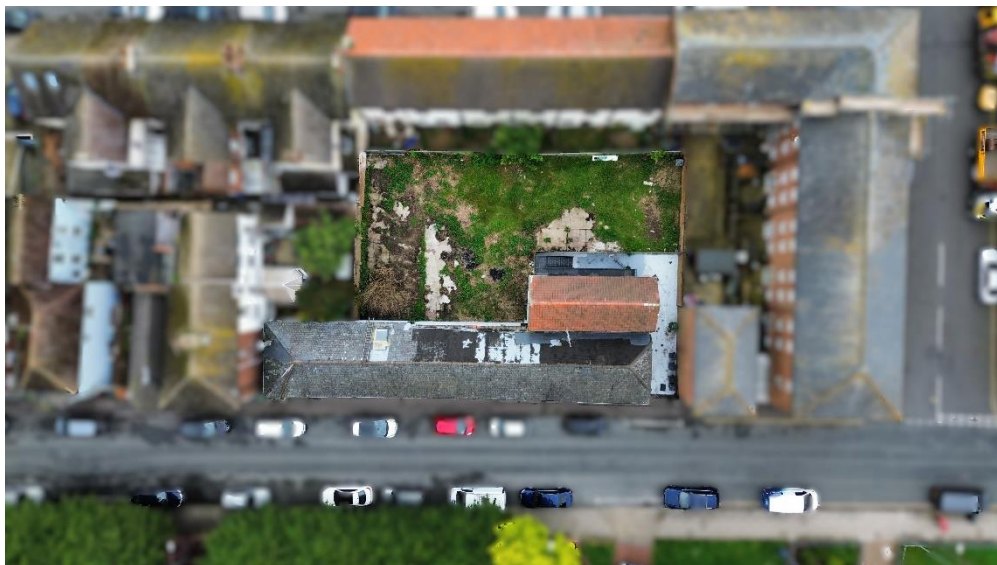
VAT

Our client reserves the right to charge VAT in line with current legislation



Location Plan shows area bounded by: 653835.2, 292085.36 653976.62, 292226.78 (at a scale of 1:1250), OSGridRef: TME300915. The representation of a road, track or path is no evidence of a right of way. The representation of features as lines is no evidence of a property boundary. Produced on 9th Sep 2023 from the Ordnance Survey National Geographic Database and incorporating surveyed revision available at this date. Reproduction in whole or part is prohibited without the prior permission of Ordnance Survey. © Crown copyright 2023. Supplied by www.bouqplan.co.uk a licensed Ordnance Survey partner (130053143). Unique plan reference: #0384020-945892. Ordnance Survey and the OS Symbols are registered trademarks of Ordnance Survey, the national mapping agency of Great Britain. Buy A Plan® logo, pdf design and the www.bouqplan.co.uk website are Copyright © Passinc Ltd 2023.

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