

Freehold Opportunity


£180,000

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114 WELLESLEY ROAD

Ideal renovation project. Spacious former B&B close to the beach in Great Yarmouth, Norfolk.

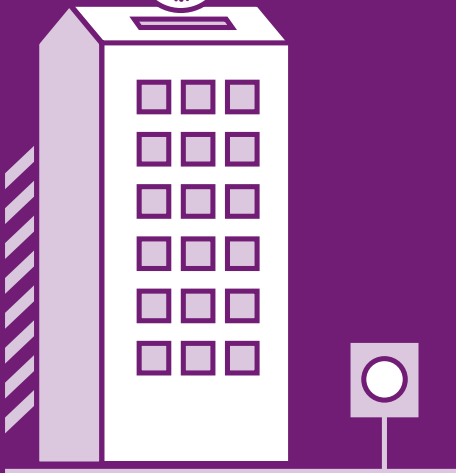
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**PAUL
HUBBARD**
COMMERCIAL



INVESTMENT SUMMARY



- 1.** Spacious property with potential for residential conversion or guesthouse/B&B usage.
- 2.** Circa 2500sq ft across 3 floors.
- 3.** A stones through from Great Yarmouth beach.
- 4.** Fantastic opportunity to renovate a property from scratch and put your own stamp on it.
- 5.** Located in a popular tourist area, close to Regent Road high street and a range of other amenities.

DESCRIPTION



A unique opportunity to purchase a spacious investment property in Great Yarmouth, Norfolk.

Located on Wellesley Road, the property was formerly a B&B and has been gutted ready for renovation. Due to other projects, the current owner has decided to put the property on the market and pass the opportunity on to someone else.

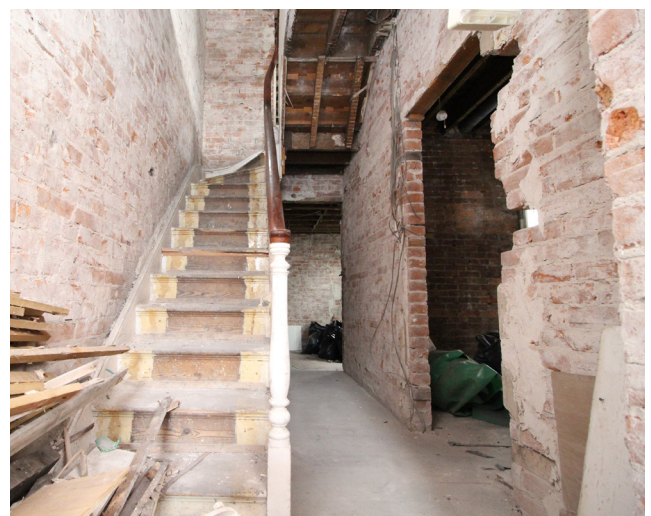
Just a stones through from a highly popular beach and close to many local amenities, the property is ideal for a renovation back to its former glory as a popular B&B. The layout also lends itself perfectly to a residential conversion to 3 flats, or a large family home.

The property is spread across 3 floors and also has a spacious attic for storage, a lean to/courtyard area to the rear and UPVC double glazed windows throughout.

This is the perfect project for investors and developers as it has been stripped back to its original features and is ready to start work on from day one.

If converted into flats or apartments, we would expect each unit to be marketed for £125,000 + or a rental value of £650 - £700 each per calendar month.

The area is a popular tourist destination and has many successful hotels and guest houses in the area, so high occupancy rates throughout peak periods would be expected and presents a fantastic business opportunity for someone looking to get started in the leisure and hospitality industry.



114 WELLESLEY ROAD

PROPERTY DIMENSIONS

BASEMENT

ROOM 1 - 15'2" x 14'2" (4.63M x 4.31M)
ROOM 2 - 13'5" x 11'10" (4.10M x 3.60M)
ROOM 3 - 11'9" x 11'6" (3.59M x 3.50M)
ROOM 4 - 11'6" x 9'10" (3.50M x 3.00M)
HALLWAY - 1.80M x 8.09M

GROUND FLOOR

ROOM 5 - 17'2" x 14'9" (5.23M x 4.50M)
ROOM 6 - 13'1" x 12'6" (4.00M x 3.80M)
ROOM 7 - 11'10" x 11'2" (3.60M x 3.40M)
ROOM 8 - 11'2" x 10.6" (3.40M x 3.20M)
WC - 7'2" x 2'11" (2.19M x 0.89M)
HALLWAY - 1.55M x 8.40M

FIRST FLOOR

ROOM 9 - 18'11" x 15'3" (5.78M x 4.64M)
ROOM 10 - 14'5" x 13'5" (4.39M x 4.08M)
ROOM 11 - 11'7" x 11'1" (3.53M x 3.39M)
ROOM 12 - 11'7" x 10'6" (3.53M x 3.20M)
LANDING - 1.70M x 4.39M







RATES

Business rates payable are

£0.00 per annum

For guidance on business rates, please contact
East Suffolk council for more information.

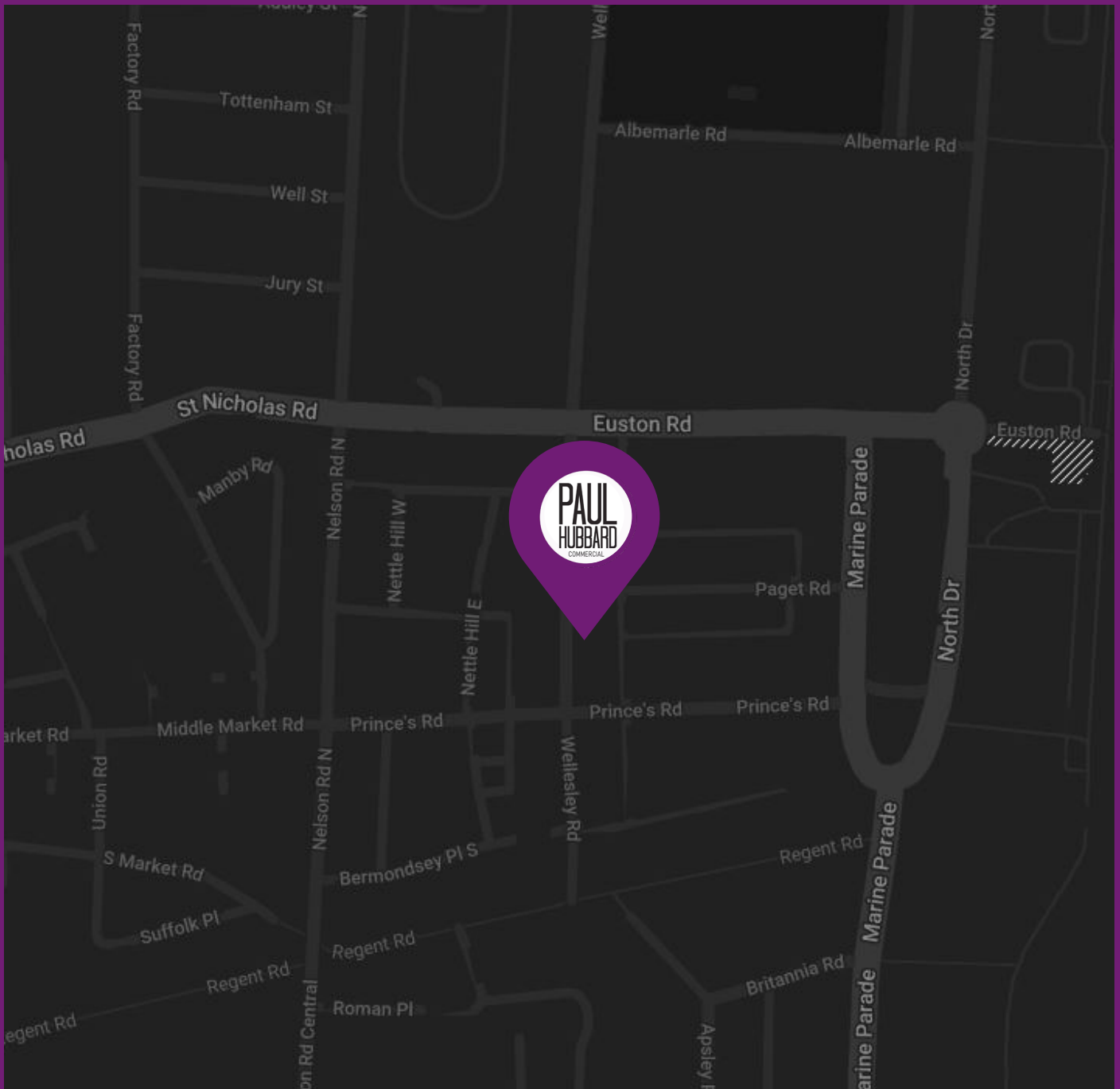


LOCATION



114 Wellesley Road
Great Yarmouth
Norfolk
NR30 2AR

This property is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination with over 15 miles of sandy beaches and also adjoining to the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centre, pubs, restaurants, bars, cinema, swimming pool and theme parks. The town has its own train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive).



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT

To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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