

Leasehold Opportunity

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£95,000



# 137 MILL ROAD

Beautifully finished, newly built ground floor commercial unit with large separate storage area/lock-up in fantastic location.

 01502 532 028

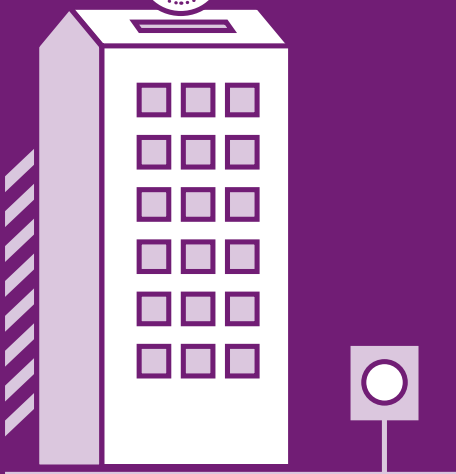
 [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)





# INVESTMENT SUMMARY

- 1.** Modern and beautifully fitted adaptable commercial unit with tenant in situ until February 2023. 123 years remaining on the leasehold.
- 2.** Spacious office/retail area with additional garage/storage available, offering additional income source for investors.
- 3.** Located just a few minutes from Great Yarmouth town centre, train station and seafront.
- 4.** Property built in 2019 so all fixtures, fittings and equipment will require minimal upkeep and maintenance.
- 5.** Tenant in situ until February is paying £600pcm + VAT. Storage unit could be rented out separately for £100-£150 pcm, providing a potential monthly income of £750pcm, a 9.47% yield at current asking price.



# DESCRIPTION

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Paul Hubbard Commercial are proud to present this modern, high spec and well-located commercial unit on Mill Road in Great Yarmouth..

The unit is part of a larger residential development which was built in 2019, so all fixtures and fittings are very modern and will require very little upkeep. The unit is perfect for a variety of uses especially for a first time business owner looking to grow, such as a Café, Estate Agency, Employment Agency, Solicitors, Online Business etc. There is currently 123 years remaining on the lease.



As well as the modern office unit, there is also a large storage unit/lock-up to the rear of the property which is included. This is a 500sq ft space with an electric garage door and separate entrance, perfect for parking your vehicle or keeping stock/equipment to help run your business.



Location wise, the unit is based on Mill Road, which is just off Bridge Road. This is one of the main roads leading into Great Yarmouth town centre, so it provides a good amount of footfall and passing traffic to help get your brand and business noticed. It's roughly a 5-10 minute walk into the town centre and around a 20 minute walk to the beach. Great Yarmouth train station and various bus stops are very close by as well.



There is currently a tenant in situ and their lease is due to come to an end in February 2024. They are paying an annual rent of £7200 + VAT.

To arrange a viewing please contact Jack Taylor at Paul Hubbard Commercial Ltd on 01502 532028 or email [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com).

# 137 MILL ROAD. GREAT YARMOUTH.

## Property Description:

### Hallway - 4.82m x 1.05m

Upon entering the property via a modern keypad entry system, there is a spacious hallway with doors leading to the WC, Kitchen and Office area. The flooring is wood effect and the hallway is also fitted with spotlights, smoke alarm, fire alarm and radiator.

### WC - 2.41m x 1.69m

The WC has stylish tiled flooring and tiled walls, spotlights, white ceramic toilet with white ceramic pedestal hand wash basin, a water heating system and paper towel dispenser.

### Kitchen - 3.14m x 2.41m

The kitchen is fitted with beautiful and modern fixtures and equipment and has wood effect flooring, splashback tiles, spotlights, a radiator, soft close cupboards above and beneath a sleek laminate work surface, a large stainless steel sink with water heater, a built-in Lamona cooker and space for more white goods such as a fridge, freezer, dishwasher or washing machine.

### Office/Retail Area - 5.06m x 4.59m

Large floor to ceiling windows to the front of the property with a UPVC double glazed door as entrance, spacious open plan office with wood effect flooring, multiple plus sockets and internet ports, spotlights through with stylish black and white design on the walls.

### Storage Unit/Lock-up - 7.82m x 5.94m

To the rear of the property is a separate lock-up/storage area which is included. There is an electric roller door and a separate, UPVC double glazed door for entry. The garage is roughly 500sq ft and would be perfect for keeping stock, or simply parking your vehicle with room to spare for additional storage.



Leasehold Opportunity

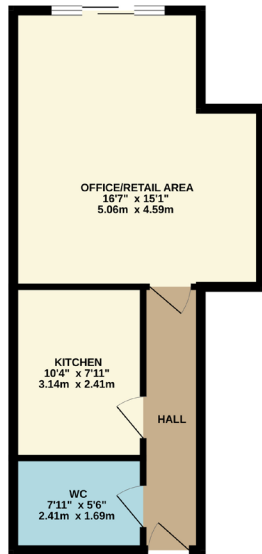


137 Mill Road, Great Yarmouth, Norfolk, NR31 0HS

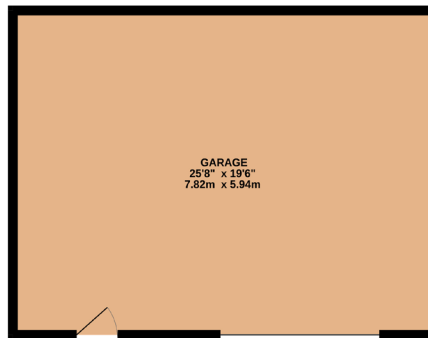


# FLOORPLAN

OFFICE UNIT  
409 sq. ft. (38.0 sq.m.) approx.



GARAGE  
509 sq. ft. (48.5 sq.m.) approx.



TOTAL FLOOR AREA: 909 sq. ft. (84.4 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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# RATES

Business rates payable are

**£0.00**

The current tenant benefits from small business rates relief.

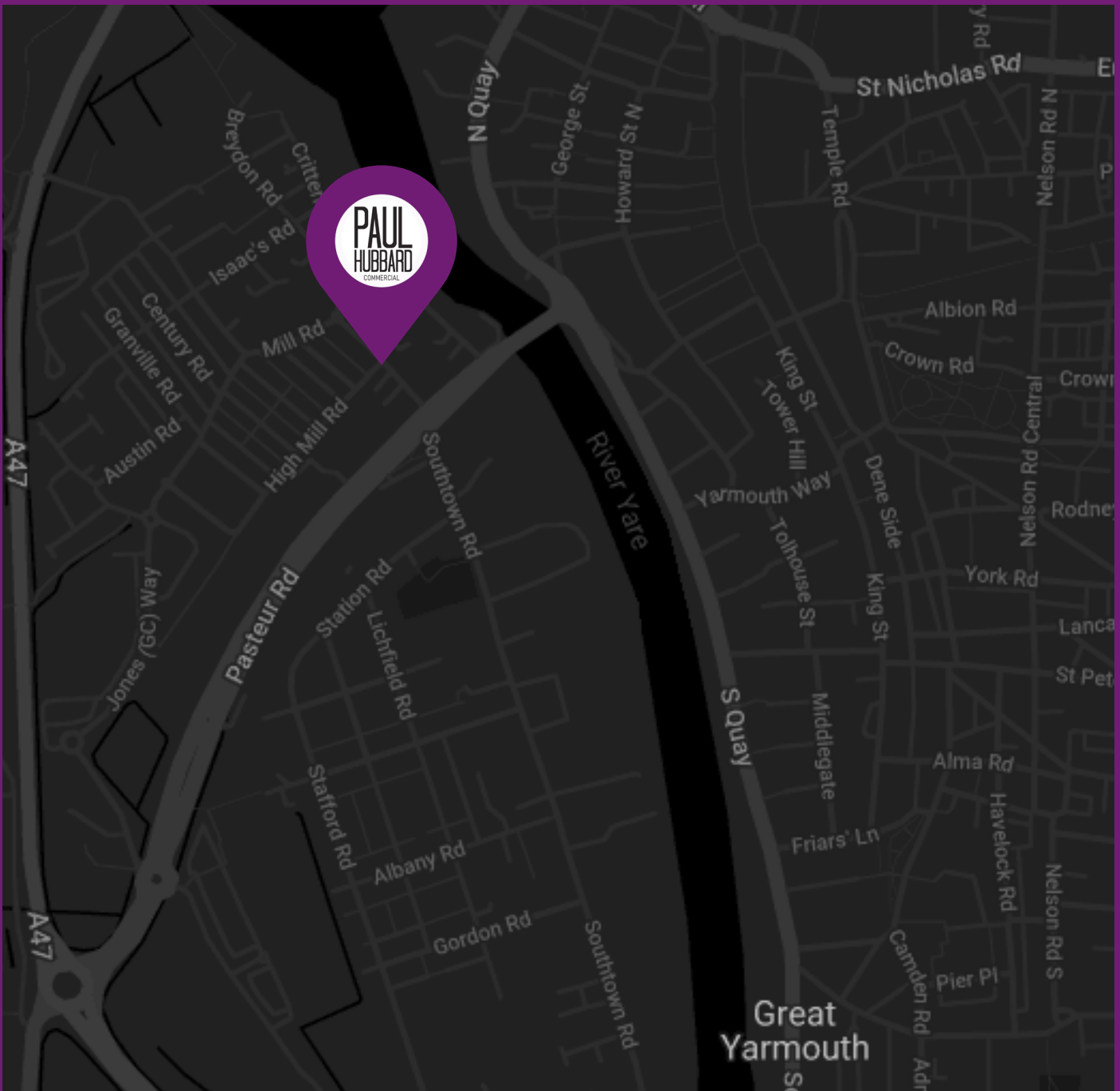


# LOCATION



**137 Mill Road, Great Yarmouth, Norfolk, NR31 OHS**

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.

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## CONTACT

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

01502 532 028

[jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

