

FREEHOLD FOR SALE  
Guide Price : £175,000

## 132 King Street

Great Yarmouth, Norfolk NR30 2PQ



## FOR SALE - TOWN CENTRE SUBSTANTIAL MIXED COMMERCIAL / RESIDENTIAL PROPERTY

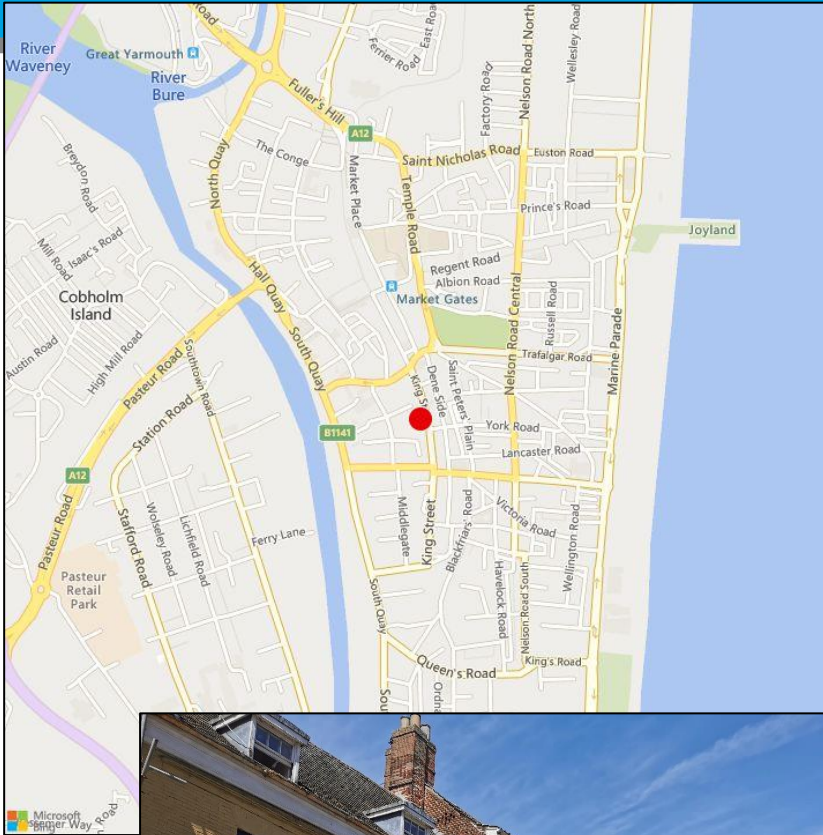
- Characterful heritage building
- Attractive double frontage
- 127 sq m (1,368 sq ft) ground floor commercial
- 3/4 bedroom maisonette living accommodation above
- Stores areas
- Fully let investment

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First Floor, 21 Hall Quay, Great Yarmouth, Norfolk NR30 1HN

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## Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour is now completed and a third river crossing is currently under construction.

The property is located to the west side of King Street, close to the junction with Yarmouth Way. The property has the benefit of being within an attractive Conservation Area of heritage buildings including St Georges Theatre / Cafe.

## Description

The property has for many years been used as shop although in future would suit a variety of retail, office, restaurant and other uses (subject to any necessary planning).

The building incorporates an attractive front elevation and comprises a large well proportioned retail area with rear stores and staff WC and with three/four bedroom maisonette living accommodation arranged over first and second floors which has a separate side access from Row 119.

The property is Grade II listed (List Entry Number: 1246590) and described as being early C18 converted from two shops to one shop in C20.

## Accommodation

Ground Floor – Retail and Stores	127 sq. m	1,368 sq. ft
First / Second Floor - Residential – 3/4 bedroom maisonette	130 sq. m	1,399 sq. ft
Second Floor – Rear Store	23.6 sq. m	254 sq. ft

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Residential flat – first floor



## Services

Mains water, electricity, gas and drainage are connected to the property. The shop and maisonette have separate electricity supplies and gas supply to the residential part only.

## Tenure

Freehold. Land Registry title number NK280968.  
Both parts are currently let to tenants (further details available from the agent).

## Terms

The freehold interest is offered for sale at a guide price of £175,000.

## Possession

Both parts are currently let to tenants (further details available from the agent).

## Planning

E (Commercial Business & Service) includes retail, office and restaurant use.

## Business Rates & Council Tax

The 2023 business rates assessment is RV £7,100  
The tenant is responsible for payment.

The residential part has a Council Tax Band 'A'. The tenant is responsible for payment.

## EPC

The residential part has an Energy Performance Rating of "E" (Rating 43). The commercial part has an Energy Performance Rating of "C" (Rating 68). The Certificates and Recommendation Reports will be available upon request.



Residential flat – second floor

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#### VAT

We understand that VAT will not be applicable to the purchase price.

#### Legal Cost

Both parties will be responsible for their own legal.

#### Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the purchaser will be required to provide proof of identity, address and funds to the selling agents prior to solicitors being instructed.

#### Agent Details

For further details please contact:-

**Hamish Duncan**

**Agency Director**

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[www.eastcommercial.co.uk](http://www.eastcommercial.co.uk)

#### Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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#### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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