

Freehold For Sale :

Guide Price : £125,000 (subject to contract)

35 Regent Street, Great Yarmouth, Norfolk NR30 1RR



**- For Sale -**  
**Cafe / Retail / Office**

- Town centre location
- 149.5 sq m (1,609 sq ft) over 3 floors
- Café / restaurant use
- Permission for retail, office or salon
- First and second floor commercial use
- Yard to rear

info@eastcommercial.co.uk  
**Tel: 01493 853853**



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

# 35 Regent Street, Great Yarmouth, Norfolk NR30 1RR

## Location

The property is located to the South side of Regent Street, a busy road which links Market Place / King Street to Hall Quay / Town Hall. Regent Street is characterised by a variety of retail, salon, coffee shop, estate agents and professional office uses.

Great Yarmouth has a resident population of 93,400 and a population of 205,000 within half an hour's 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 energy sector.

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 third river crossing (Herring Bridge) has now been completed.

## Description

A mid terraced three storey building incorporating an attractive facade. The ground floor provides an open plan cafe seating area with good size display window to Regent Street, rear kitchen and access to a small rear yard. The two upper floors provide ancillary kitchen, staff, office and WC facilities.

The property had been used as an opticians for many years and more recently (**since 2019**) a cafe but has potential for a variety of town centre uses subject to planning consent (if necessary).

## Accommodation

Café – seating area	515 sq. ft	47.9 sq. m
Kitchen	116 sq. ft	10.7 sq. m
Cellar	Not measured	
First Floor - landing		
Cloakroom facilities (two WC's)		
Front room	322 sq. ft	29.9 sq. m
Kitchen	116 sq. ft	10.8 sq. m
Second Floor – landing.		
Kitchen	118 sq. ft	11.0 sq. m
Front Room	280 sq. ft	26.0 sq. m
Back Room	142 sq. ft	13.2 sq. m
<b>Total</b>	<b>1,609 Sq. Ft</b>	<b>149.5 Sq. M</b>

## Services

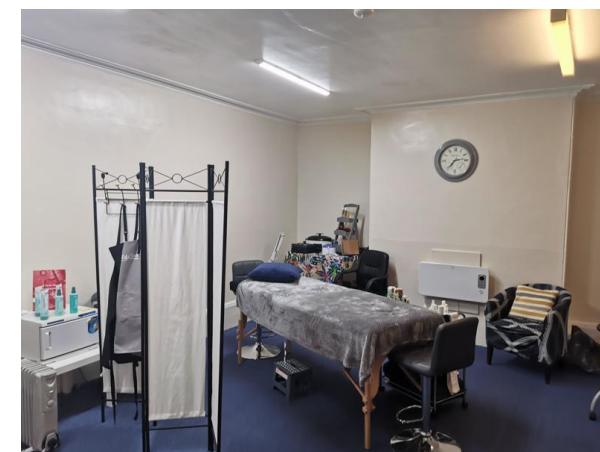
Mains water, electricity, gas and drainage are believed to be connected.

## Tenure

Freehold.



First floor front room



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## Terms

The property is offered freehold with vacant possession at a guide price of £125,000.

## Possession

Vacant possession upon completion.

## Planning

Planning consent for restaurant / café which can be traded Monday to Saturday from 8am to 6pm.

## Business Rates

R.V. £5,700. Rates payable for 2023/24 approximately £2,844.30.

An occupier maybe eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

## EPC

The Property has an Energy Performance Rating of "C" (Rating 62). The Certificate and Recommendation Report are available upon request.

## VAT

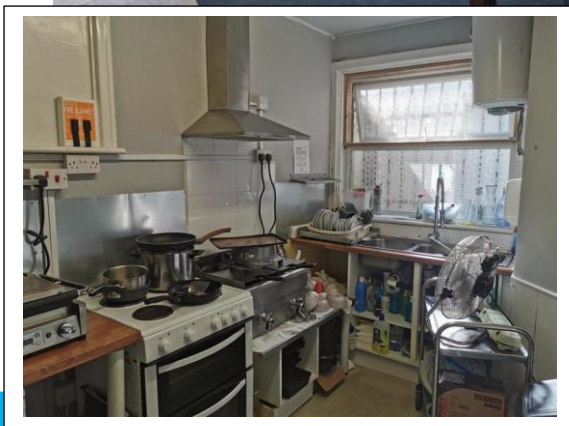
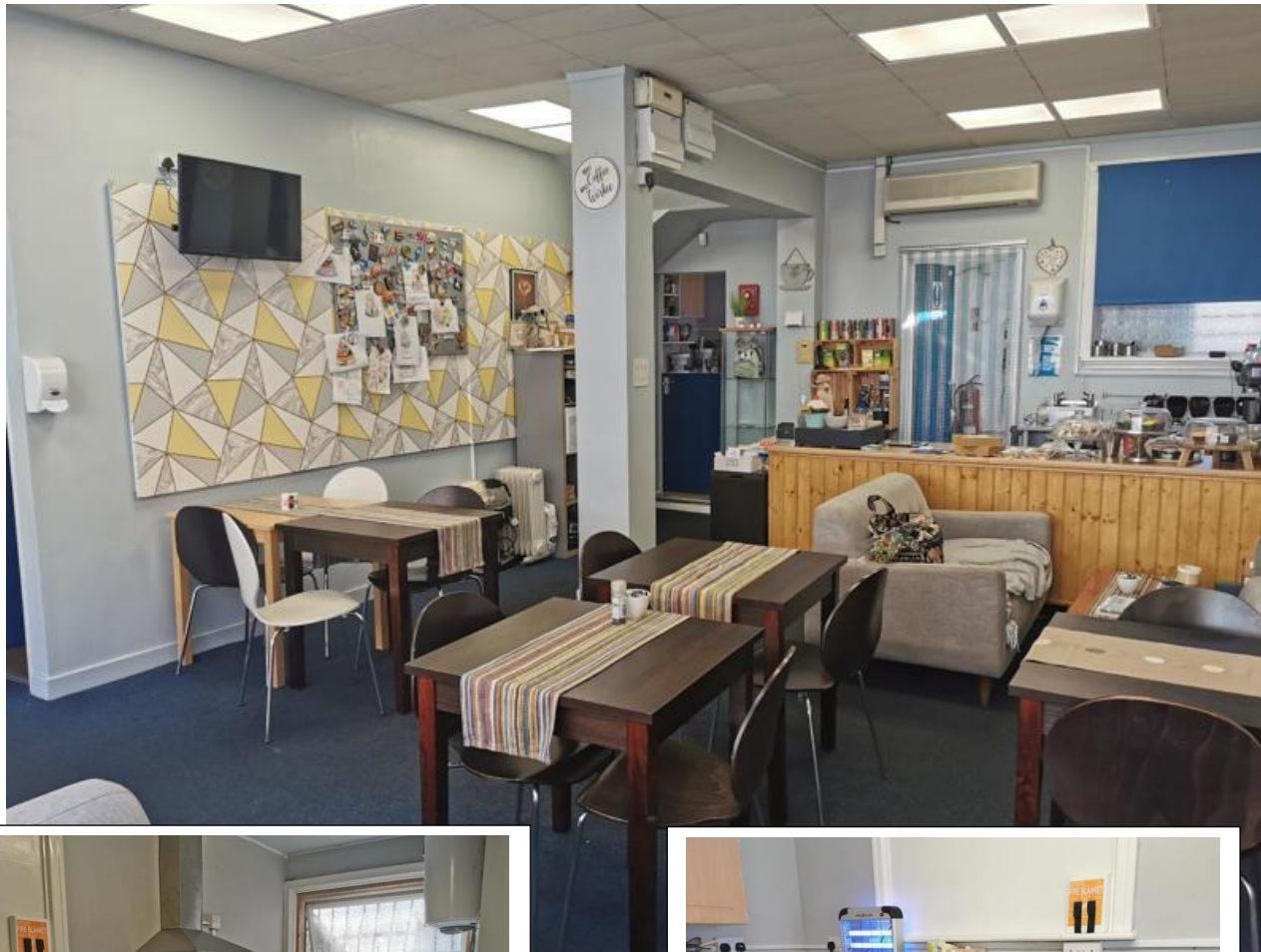
We understand that VAT will not be applicable to the purchase price.

## Legal Costs

Both parties will be responsible for their own legal costs.

## 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.



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### Agent Details

For further details please contact:

**Hamish Duncan**

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

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

#### 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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The property

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