

Freehold For Sale

Guide Price: £275,000 plus VAT

174A King Street, Great Yarmouth, Norfolk NR30 2NY



- FOR SALE - PROMINENT TOWN CENTRE RETAIL PROPERTY

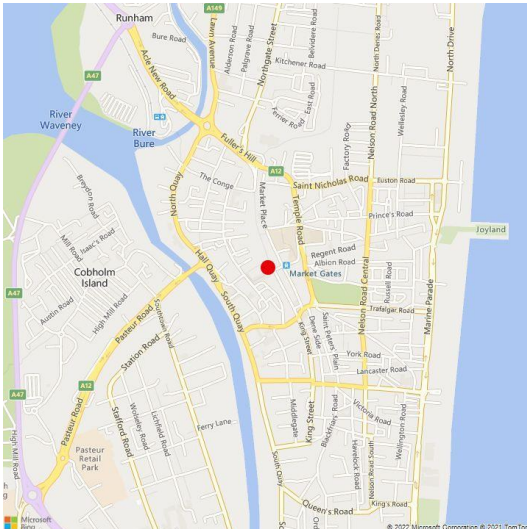
- Prominent location in town centre
- Frontages to King Street and Regent Road
- Close to Market Gates and Victoria Arcade Shopping Centres
- 506.4 sq m (5,450 sq ft) gross internal area

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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 occupies a prominent location at the junction of King Street and Regent Road. The property is adjacent Subway and immediately opposite is Clarks Shoes. Other occupiers in the area include Sports Direct, River Island, Costa Coffee, Greggs and CEX.

Description

The property has frontage to King Street of 7.2m (23'7") and depth of 24.5m (80'4").

Most recently occupied by CEX as ground floor retail and first floor stores / staff room and WC facilities.

Second and third floors have been vacant for some time.

Accommodation

Ground Floor Retail Area	142.6 sq. m	1,534 sq.ft
First Floor Stores, Staff Kitchenette	108.4 sq. m	1,167 sq. ft
Second Floor	141.1 sq. m	1,519 sq.ft
Third Floor	114.3 sq. m	1,230 sq.ft
Total	506.4 Sq. M	5,450 Sq. Ft

Agent's Note

Upper two floors are only accessible by ladder only.

Services

Mains water, electricity and drainage are connected to the property.

Tenure

Freehold.

Terms

The freehold interest is offer for sale at a guide price of £275,000 plus VAT.



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Planning

Use E - Commercial Businesses and Services.

Possession

Vacant possession upon completion.

Business Rates

£26,250. Rates payable approximately £13,098.75.

EPC

The Property has an Energy Performance Rating of "E" (Rating 107). The Certificate and Recommendation Report are available upon request.

VAT

We understand that VAT will be applicable to the rent.

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 prospective purchaser will be required to provide proof of identity, address and funds to the selling agents prior to a sale.



Street view to the front

174A King Street, Great Yarmouth, Norfolk NR30 2NY

Agent Details

For further details please contact:

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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.



Street view towards the
main Market Place

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