

Freehold For Sale

Guide Price : £225,000 (subject to contract)

154 King Street, Great Yarmouth, Norfolk NR30 2PA

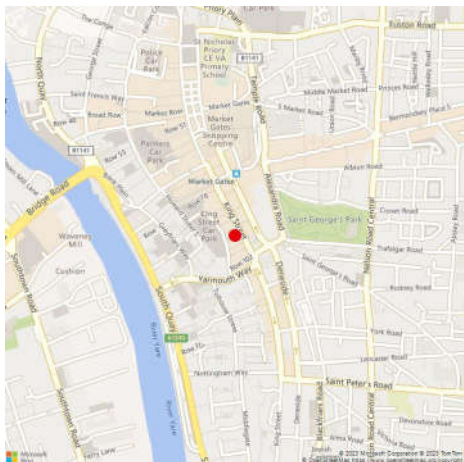


- FOR SALE -

**TOWN CENTRE
SUBSTANTIAL MIXED
COMMERCIAL /
RESIDENTIAL PROPERTY**

- Characterful heritage building
- 48.8 sq m (525 sq ft) ground floor commercial coffee shop
- Two self contained flats above
- Car park to the rear
- Fully let investment
- Potential gross annual rental income of £18,120

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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 and to the north of 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 which comprises a coffee shop and with two separately accessed self contained flats above is Grade II listed (List Entry No. 1246572) and described as being early C19. To the rear of the building is a car parking area.

The building incorporates an attractive front elevation with double fronted shop with a central entrance door and a separate entrance door to the flats above. The commercial part comprises a large well proportioned ground floor coffee shop and with a self contained flat arranged on each of the first and second floors.

Accommodation

Ground Floor - Coffee Shop	525 sq. ft	48.8 sq. m
First Floor - Residential		
Second Floor - Residential		
Total	Sq. Ft	Sq. M

Services

Mains water, electricity, gas and drainage are connected to the property. The shop and flats are separately metered for electricity and gas supplies.

Tenure

Freehold. Land Registry title number NK280618.

The property is currently fully let:-

Commercial part - £7,200 per annum

Flat 1 - £4,800 per annum

Flat 2 - £6,120 per annum

Total = £18,120 per annum (Potential gross annual rental income)



Flat 2 – Lounge.



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Back Retail Area.

Terms

The freehold interest is offered for sale (subject to Lease and two Tenancy Agreements) at a guide price of £225,000.

Possession

Subject to a Lease and two Tenancy Agreements.

Planning

Use E - Commercial, Business & Service which includes retail, office and restaurant use and with residential above.

Business Rates & Council Tax

The business rates assessment is RV £6,000. (Tenant responsible for any rates payable).

The two residential parts are each assessed Council Tax Band 'A'. (Tenants are responsible for payment of council tax).

EPC

EPC's have been ordered. The Certificates and Recommendation Reports will be made 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 prospective 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:

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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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