

FREEHOLD FOR SALE
Guide Price : £299,995

26 South Quay

Great Yarmouth, Norfolk NR30 2RG



FOR SALE - QUAYSIDE SUBSTANTIAL PROPERTY WITH CAR PARK

- Characterful heritage building
- Substantial property with attractive frontage and rear courtyard
- 378 sq m (4,065 sq ft) over 3 floors
- Until recently The Nelson Museum
- Large car park to the side
- Well located close to the town centre

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info@eastcommercial.co.uk

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 on South Quay between its junctions with Yarmouth Way and Nottingham Way. The property has the benefit of being within an attractive Conservation Area of heritage buildings.

Description

A prestigious property originally a Georgian merchant's house which has for many years housed The Nelson Museum and which in future would suit a variety of alternative uses (subject to any necessary planning consents).

The building incorporates an attractive front elevation and is arranged over three floors which are connected by both a passenger lift and internal staircases. On each floor are a pair of large well proportioned front rooms used as exhibition galleries and with smaller ancillary reception, offices, stores, staff rooms and welfare facilities to the rear.

Externally to the rear is an enclosed courtyard and to the immediate south a large, surfaced car park with direct access from South Quay.

The property is Grade II listed (List Entry Number: 1245804) and described as being of C17 origins.

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Accommodation

Ground Floor	134 sq. m	1,442 sq. ft
First Floor	132 sq. m	1,419 sq. ft
Second Floor	112 sq. m	1,204 sq. ft

Services

Mains water, electricity, gas and drainage are connected to the property. The property has a gas fired heating, fire detection and intruder alarm systems.

Tenure

Freehold. Land Registry title number NK233027.

Terms

The freehold interest is offered for sale at a guide price of £299,995.

Possession

Vacant possession on completion.

Planning

Class F1 learning and non-residential institutions. The existing museum use could be changed without the need for planning consent to various uses including school, education and training centre, public hall, exhibition hall or place of worship.

Business Rates

The 2023 business rates assessment is RV £25,000 and is described as 'Museum and Premises'.

EPC

The Property has an Energy Performance Rating of "E" (Rating 112). The Certificate and Recommendation Report are available upon request.



Car Park



Courtyard

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VAT

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

Legal Costs

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:-

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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