

Freehold For Sale :

Guide Price : £199,995 (subject to contract)

22 Broad Row, Great Yarmouth, Norfolk NR30 1HT



- For Sale -

**Town Centre Substantial
Mixed Commercial /
Residential Property**

- Attractive double fronted shop
- 74.9 sq m (806 sq ft) shop
- Three self contained flats above
- Investment (3 flats currently let)
- Potential gross annual rental income of £21,600 when fully let

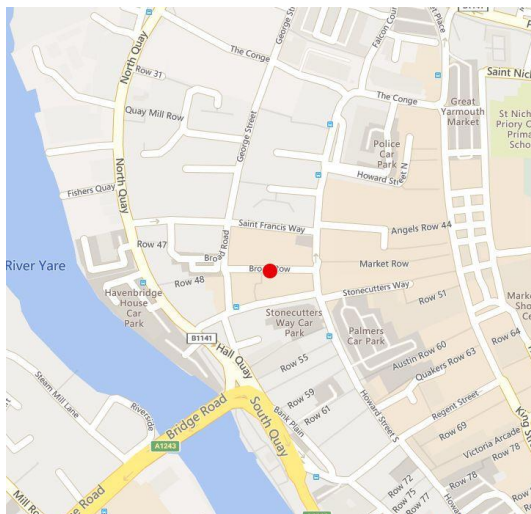
info@eastcommercial.co.uk

Tel: 01493 853853



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 and a third river crossing is now completed.

The property is situated to the south side of Broad Row close to the intersection of Broad Row, Market Row and Howard Street South in an established retail area close to the town's prime retailing area and public car parks.

Description

The property which comprises a ground floor shop and with three separately accessed self contained flats arranged over two floors above.

The building incorporates an attractive front elevation with double fronted shop with a central entrance door and a separate entrance door to the three flats above.

The commercial part comprises a large well proportioned ground floor shop and with two self contained flats on the first floor and one on the second floor (all three flats are one bedroom).

Accommodation

Ground Floor - Shop	806 sq. ft	74.88 sq. m
First Floor - Two Flats		
Second Floor - One Flat		

Services

Mains water, electricity and drainage are connected to the property. The shop and flats have separate electricity and water meters.

Tenure

Freehold. Land Registry title number NK106962.

The property is currently let as follows:-

Commercial part - vacant quoting rent of £6,000 pa exclusive.

Flat 1 - £4,800 per annum.

Flat 2 - £4,800 per annum.

Flat 3 - £6,000 per annum.

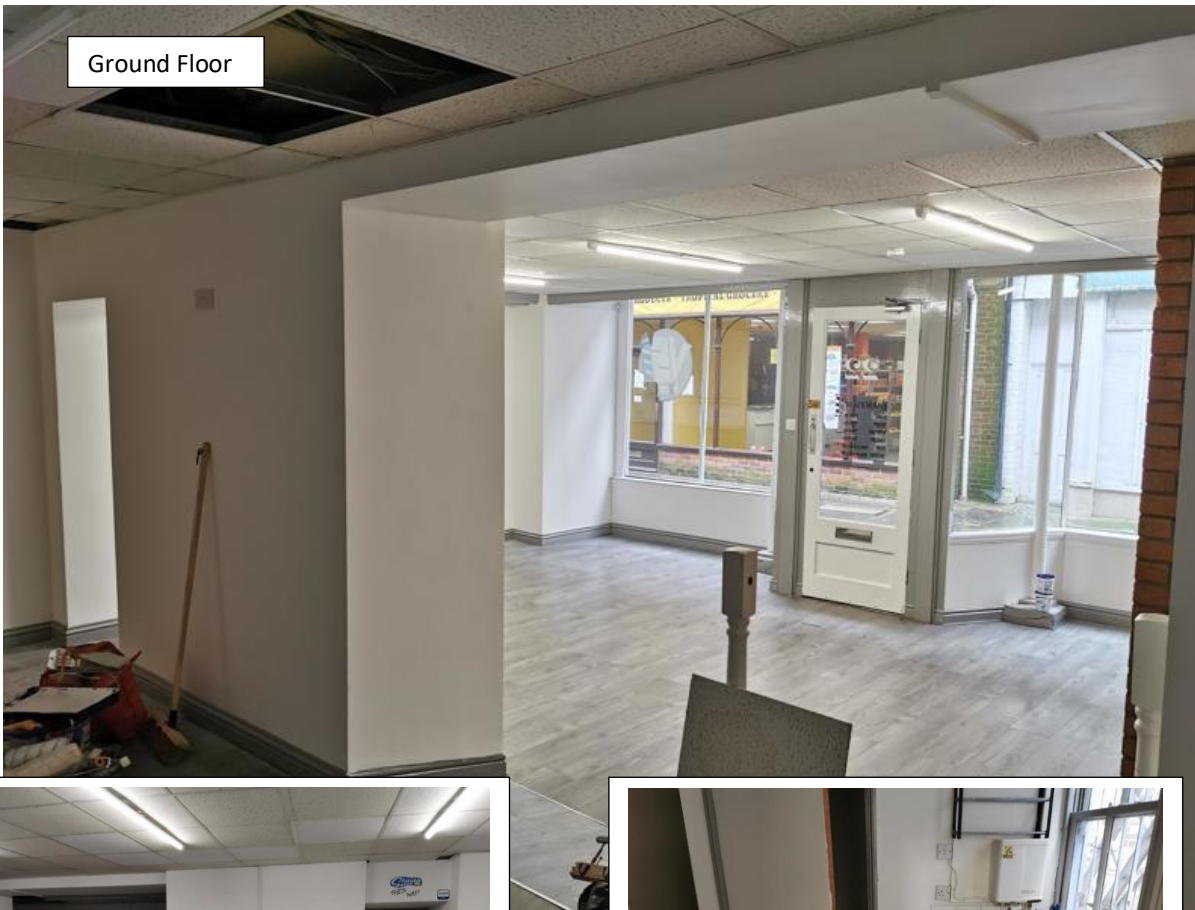
Total = £21,600 per annum (potential gross annual rental income when shop and three flats are all let).



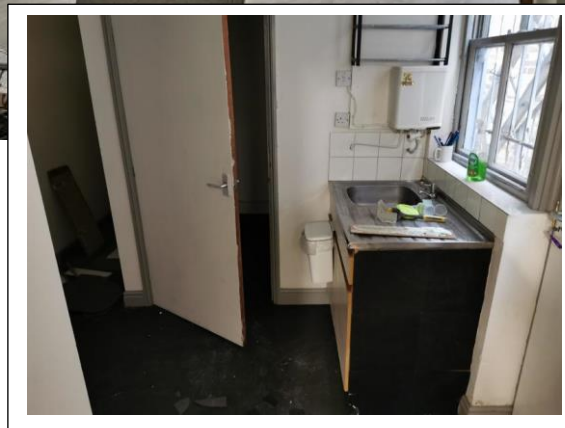
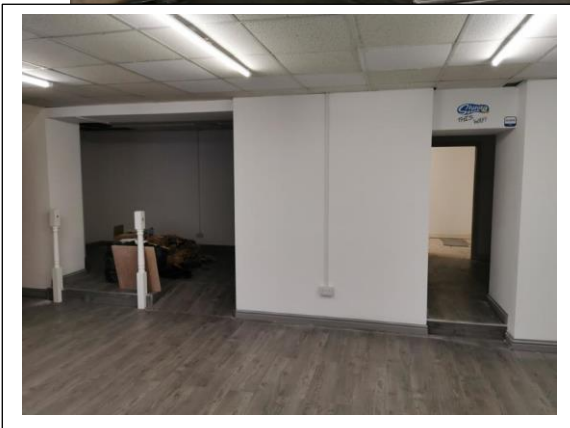
Ground Floor



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Ground Floor



Terms

The freehold interest is offered for sale (subject to three Tenancy Agreements) at a guide price of £199,995.

Possession

Subject to three Tenancy Agreements in respect of the three flats and with vacant possession of the shop.

Planning

Class E - Commercial, Business and Service (including retail and office) and with residential above.

Business Rates & Council Tax

The business rates assessment is RV £3,100.

The three residential parts are each assessed Council Tax Band 'A'. (Tenants are responsible for payments.)

Energy Performance Certificates

Shop - Band E.

Flat 1 - Band D.

Flat 2 - Band D.

Flat 3 - Band D.

The Certificates and Recommendation Reports 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.

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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 BLE (Hons)

01493 853853

hamish.duncan@eastcommercial.co.uk

www.eastcommercial.co.uk

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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Flat 3



Lounge



Bedroom