

FREEHOLD FOR SALE

Guide Price : £499,995

Electra House, 31 & 32 Southtown Road, Great Yarmouth, Norfolk NR31 0DU



**- FOR SALE -  
SUBSTANTIAL PROPERTY  
WITH CAR PARKING TO  
FRONT AND REAR**

- Pair of characterful heritage buildings
- Substantial property with attractive frontage and rear courtyard area
- 378 sq m (4,062 sq ft) offices / rooms
- 190 sq m (2,055 sq ft) rear stores
- Car parking to the front and rear
- Well located close to the town centre
- Potential for residential conversion (s.t.p.p.)

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# Electra House, 31 & 32 Southtown Road, Great Yarmouth NR31 0DU



## Great Yarmouth

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, gas and renewables industries.

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.

## Location

The property is located to the west side of Southtown Road which links Great Yarmouth to Gorleston and connects to the A47 trunk road and new third river crossing which is approximately half a mile south of the property.

The area forms a mix of residential properties and commercial uses including East Coast College, Simpsons car and motor home dealership and Jewsons builder's merchants.

## Description

A substantial property with good frontage to Southtown Road and rear access via Lichfield Road. No. 32 has been occupied as offices and No. 31 is currently in a 'shell' condition. The buildings would suit future office use or possible conversion to residential subject to planning and other consents.

The buildings incorporate an attractive front elevation with No. 31 having a central entrance door with windows either side and No. 32 having an entrance door at both ends and with two windows in between. At first floor level is a combined number of seven sash windows to the front elevation.

At both ground and first floor levels are a range of well-proportioned front and rear rooms with good natural daylight and most recently used as offices, stores and ancillary staff rooms. No. 32 incorporates an additional second floor level most recently used for storage. The buildings provide a total net internal floor area of approximately 378 sq m (4,062 sq ft).

Within the rear yard area and accessed from Lichfield Road are a pair of storage buildings which provide approximately 190 sq m (2,055 sq ft) of open plan stores areas.

Externally to the front is a surfaced forecourt for tandem parking approximately ten cars and with a rear car parking / yard area and access to the pair of storage buildings.

Both properties are Grade II listed and described as being of early 19<sup>th</sup> century origins.

No. 31 – List Entry Number: 1245805

No. 32 – List Entry Number: 1245806

## Accommodation

<b>No. 31</b>		
<b>Ground floor</b> - five office rooms / store rooms	772 sq. ft	71.72 sq. m
<b>First floor</b> - five office rooms / store rooms	627 sq. ft	58.25 sq. m
<b>No. 32</b>		
<b>Ground floor</b> – five offices	977 sq. ft	90.76 sq. m
WC facilities		
<b>First floor</b> - four offices and two store rooms	1,175 sq. ft	109.2 sq. m
WC facilities		
<b>Second floor</b> - four store rooms	511 sq. ft	47.5 sq. m
<b>Store Building (North)</b>		
Store	970 sq. ft	90.2 sq. m
<b>Store Building (South)</b>		
Store	1,085 sq. ft	100.8 sq. m
<b>External</b>		
Front and rear parking and loading / unloading		
<b>Total</b>	<b>6,117 Sq. Ft</b>	<b>568.5 Sq. M</b>



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## Services

Mains water, electricity and drainage are connected to No. 32.

## Tenure

Freehold. Land Registry title numbers :  
No. 31 - NK180184. No. 32 - NK208830.

## Terms

The two freehold interests are offered for sale at a guide price of £499,995.

## Possession

Full vacant possession upon completion.

## Planning

Class E - Commercial, Business and Service. The property has potential for alternative uses including residential subject to all necessary consents.

## Business Rates Assessments

The 2023 business rates assessments are:  
No. 31 – R. V. £8,400. No. 32 – R. V. £15,000

## EPC's

No. 32 has an Energy Performance Rating of "E" (Rating 102). The Certificate and Recommendation Report are available upon request.

## VAT

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

## Legal Costs

Each party to be responsible for their own legal costs.



Rear of No. 31



Rear of No. 32

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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**

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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

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