

Freeholds For Sale :

Guide Price : £165,000

14 & 15 Market Row, Great Yarmouth, Norfolk NR30 1PB



- FOR SALE -
PAIR OF TOWN CENTRE
SHOPS / SALONS

- Pair of characterful heritage buildings
- Attractive shop frontages
- 134.2 sq m (1,444 sq ft) salon areas / rooms
- Well located within the town centre
- Situated within historic Market Row
- Potential for residential conversion of upper floors (s.t.p.p.)

info@eastcommercial.co.uk
Tel: 01493 853853

14 & 15 Market Row, Great Yarmouth, Norfolk NR30 1PB



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 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 third river crossing (Herring Bridge) has now been completed.

Location

The property is located to the north side of Market Row, a busy pedestrian Row with shops to both sides. The area is densely developed and characterised by historic buildings, many of which are Listed. To the immediate east is the town's prime retailing area.

The property is close to Santander bank which fronts Market Place. Other banks in the vicinity include Barclays, HSBC, Lloyds, Nationwide, Halifax and Yorkshire Building Society.

Description

A mid terrace pair of shops/salons with attractive frontages. Approximate combined net frontage of 9m (30'). Each of the shops has a ground floor salon area with further commercial accommodation above at first floor level and separate rear access. The shops are connected by a shared cellar and loft areas.

Accommodation

No. 14		
Ground floor salon	467 sq. ft	43.4 sq. m
First floor salon	161 sq. ft	15.0 sq. m
First floor staff/mess	161 sq. ft	15.0 sq. m
No. 15		
Ground floor salon	230 sq. ft	21.3 sq. m
Ground floor rear salon	191 sq. ft	17.7 sq. m
Ground floor staff facilities		
First floor treatment room	234 sq. ft	21.8 sq. m
Total	1,444 Sq. Ft	134.2 Sq. M



Services

Mains water, electricity and drainage are connected to both of the shops.

Tenure

Freehold - Land Registry title numbers:
No. 14 - NK380480. No. 15 - NK513315.

Terms

The two freehold interests are offered for sale at a guide price of £165,000.

Possession

No. 14 has a tenant in occupation (further details available from the agent).

Full vacant possession of No. 15 upon completion.

14 & 15 Market Row, Great Yarmouth, Norfolk NR30 1PB



No. 15 - front



No. 15 - rear



No. 15 - first floor

Planning

E - Commercial, Business and Service. The property has potential for possible future residential use of the first floor subject to all necessary consents.

Business Rates

The property is described in the current rating list as hairdressing, salon and premises and the 2023 business rate assessment is R.V. £6,300.

EPC

No. 14 has an Energy Performance Rating of "A" (Rating 23). No. 15 has an Energy Performance Rating of "C" (Rating 70). The Certificates and Recommendation Reports 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.

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.

14 & 15 Market Row, Great Yarmouth, Norfolk NR30 1PB

Agent Details

For further details please contact:

Hamish Duncan

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.



info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN