

Freehold For Sale

Guide Price : £399,995

18 Regent Road, Great Yarmouth, Norfolk NR30 2AF



- FOR SALE -

SUBSTANTIAL PROPERTY WITH CAR PARKING TO REAR

- Former 'House of Wax'
- Iconic town centre building
- Substantial property with attractive frontage and rear courtyard area
- 667.1 sq m (7,177 sq ft) main building and ancillary
- 41.8 sq m (450 sq ft) front kiosks
- Car parking within rear courtyard
- Well located between the town centre and seafront

info@eastcommercial.co.uk

Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

18 Regent Road, Great Yarmouth, Norfolk NR30 2AF

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

Regent Road is a pedestrianised street which links the sea front to the town centre and is especially busy during the summer months with its mix of shop, restaurants and leisure related occupiers. The property is well located to the north ('sunny side') of Regent Road.

To the west is Great Yarmouth town centre and Market Gates Shopping Centre and to the east is Britannia Pier (north point of the town's Golden Mile).

To the north and south of Regent Road are densely populated residential areas.

Description

An opportunity to purchase one of Great Yarmouth's most iconic buildings which for more than 50 years housed the 'House of Wax'. The property underwent part adaption to residential further to planning consent granted in 2012 for change of use to residential dwelling.

The building has an attractive front elevation incorporating double frontage and is arranged over three floors which are connected by both central and rear internal staircases. On each floor are a pair of large well proportioned front rooms previously used as living accommodation / exhibition galleries and with lounge, kitchen, bedrooms and bathrooms to the rear. At ground floor level an additional large covered area previously housed an amusement arcade and with ancillary garage and stores.

Externally to the front are four self contained kiosks which have over previous years been let to retail traders and to the rear is an enclosed courtyard for car parking accessed via a private roadway from South Market Road.

Accommodation

Ground Floor		
Main building	2,146 sq. ft	199.36 sq. m
Rear stores and garage	1,525 sq. ft	141.67 sq. m
Kiosks (4 no.)	450 sq. ft	41.8 sq. m
First Floor		
Main building	2,196 sq. ft	204.01 sq. m
Basement		
Main building	1,310 sq. ft	121.7 sq. m
Total	7,627 Sq. Ft	708.55 Sq. M



Services

Mains water, electricity and drainage are connected to the main building.

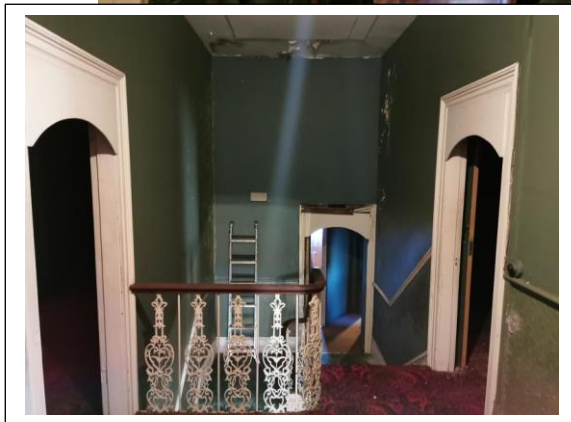
Tenure

Freehold.

Terms

The freehold interest is offered for sale at a guide price of £399,995.

18 Regent Road, Great Yarmouth, Norfolk NR30 2AF



Possession

Vacant possession upon completion.

Planning

Front Kiosks - Class E (Commercial, Business and Service).

Main building - Class C3 (Dwelling House). Planning consent was granted in 2012 for change of use from waxworks to residential dwelling.

The property is situated within a conservation area titled 'St Georges'.

Council Tax and Business Rates

The main building is assessed as Band 'D' for council tax purposes.

The front kiosks have separate business rates assessments and with an occupier likely to receive 100% business rates relief:

Kiosk 1 - R. V. £2,900. Kiosk 2 - R. V. £3,500.

Kiosk 3 - R. V. £2,025. Kiosk 4 - R. V. £2,025.

EPC

The Property has an Energy Performance Rating of "G" (Rating 14). 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.

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.

18 Regent Road, Great Yarmouth, Norfolk NR30 2AF



Agent Details

For further details please contact:

Hamish Duncan

01493 853853

Hamish.duncan@eastcommercial.co.uk



COMMERCIAL

Joint Agent :

17 Hall Quay

Great Yarmouth NR30 1HE

01493 844891

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

18 Regent Road, Great Yarmouth, Norfolk NR30 2AF



Plans showing previous floor layouts.



18 Regent Road, Great Yarmouth, Norfolk NR30 2AF



info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

18 Regent Road, Great Yarmouth, Norfolk NR30 2AF



info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN