

Freehold For Sale

Guide Price : £115,000

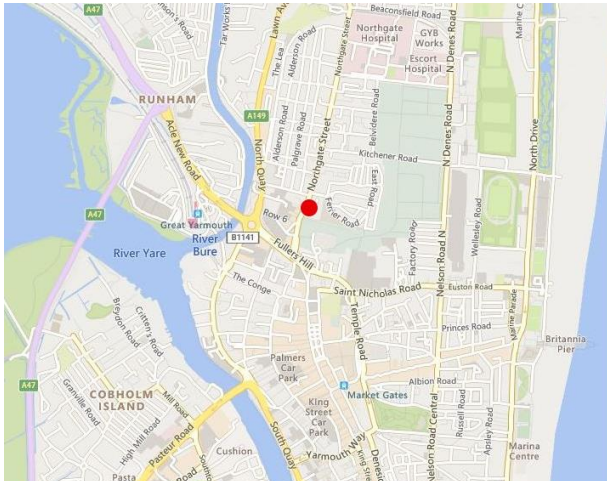
227 & 227A Northgate Street, Great Yarmouth, Norfolk NR30 1BG



- FOR SALE -
TOWN CENTRE
MIXED RESIDENTIAL /
COMMERCIAL PROPERTY

- Characterful building
- Prominent shop frontage
- 1,500 sq ft (139.4 sq m) over three floors
- Two bed residential apartment above

227 & 227A Northgate Street, Great Yarmouth, Norfolk NR30 1BG



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

The property is located to the east side of Northgate Street, close to the junction with Fuller's Hill. The property has the benefit of being within an attractive Conservation Area of heritage buildings including St Nicholas Church and Fishermen's Hospital.

Description

The property has for many years been used as a shop (previously St John's Ambulance), although in the future would suit a variety of retail, office, restaurant or other uses (subject to any necessary consents).

The building comprises a mix of ground floor commercial and with a separate ground floor entrance to a two bedroom apartment over the two floors above.

The commercial part has a prominent frontage and with a front retail area with rear stores area accessed both from the front area and also a side roller shutter (electrically operated). Within the rear part is a staff WC and access to a cellar area (not measured).

The self contained residential part has a ground floor entrance to the side and with well proportioned front lounge and kitchen with side elevation at first floor level and two good sized bedrooms and a shower room at second floor level.

Accommodation

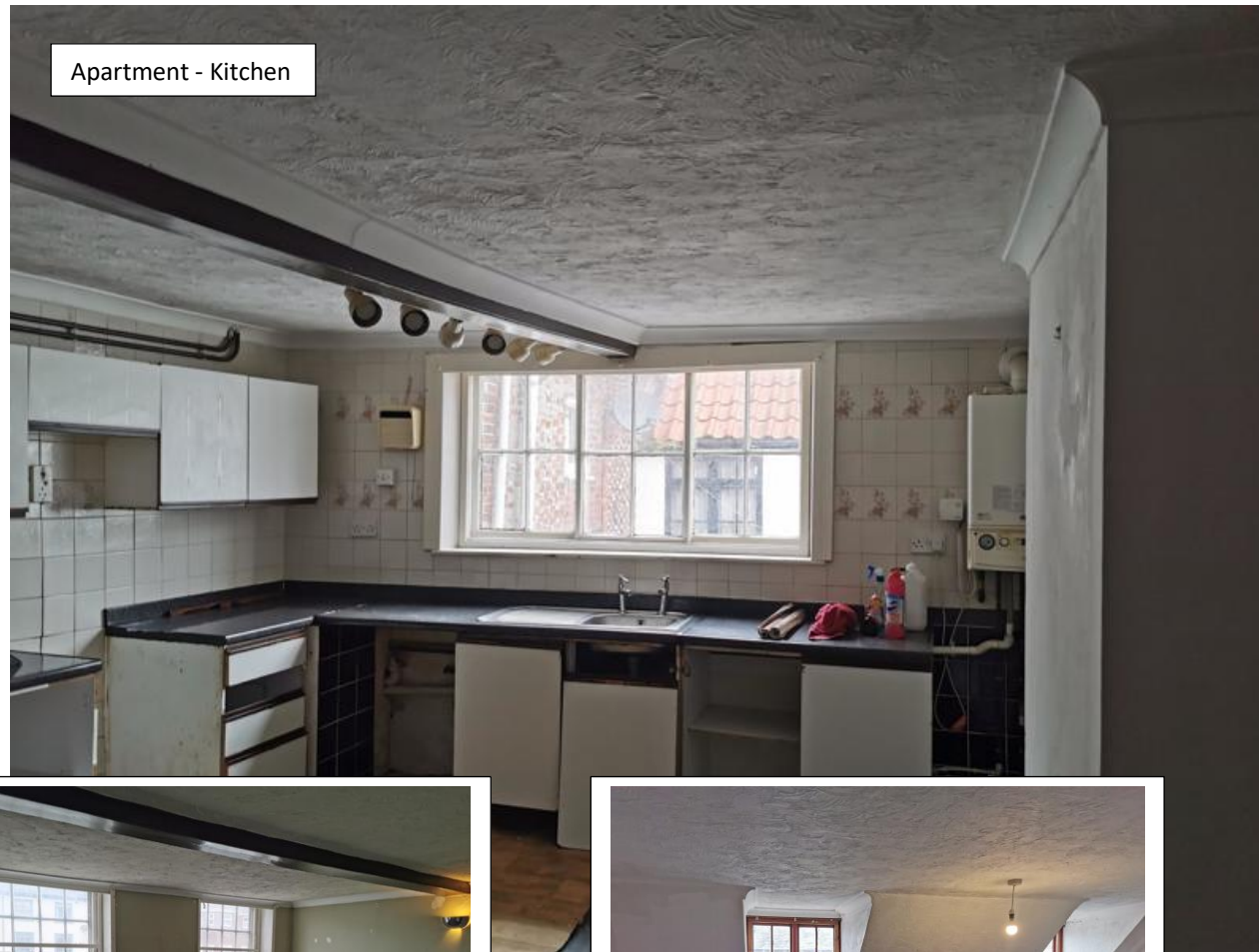
Ground Floor - Retail, Stores and WC	702 sq. ft	65.2 sq. m
First Floor - Residential - Lounge, Kitchen and Store	433 sq. ft	40.3 sq. m
Second Floor - Residential - Two Bedrooms and Shower Room	365 sq. ft	33.9 sq. m
Cellar (not measured)		
Total	1,500 Sq. Ft	139.4 Sq. M



Services

Mains water, electricity, gas (apartment only) and drainage are connected to the property. The residential part has a gas fired boiler to a wet radiator system.

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Apartment - Kitchen



Apartment – Lounge (first floor front)



Apartment – Bedroom (second floor front)

Tenure

Freehold. Land Registry title number NK108246.

Terms

The freehold interest is offered for sale at a guide price of £115,000 (subject to contract).

Possession

Vacant possession upon completion.

Agent's Note: The shop is currently occupied at a rent of £350 per calendar month and the occupier would consider taking a lease from the new owner.

Planning

Class E (Commercial Business & Service) includes retail, office and restaurant uses with residential dwelling above.

Business Rates & Council Tax

The Rateable Value of the shop is £4,800. The tenant of the shop is liable for any business rates payable (current tenant pays £0).

The council tax assessment for the apartment is Band 'A'.

EPC's

Energy Performance Certificates for both residential and commercial parts have been ordered.

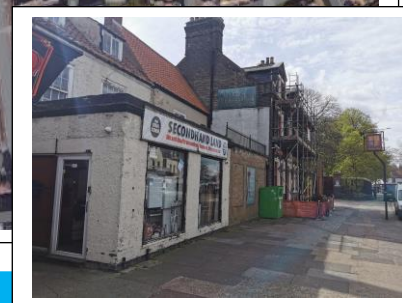
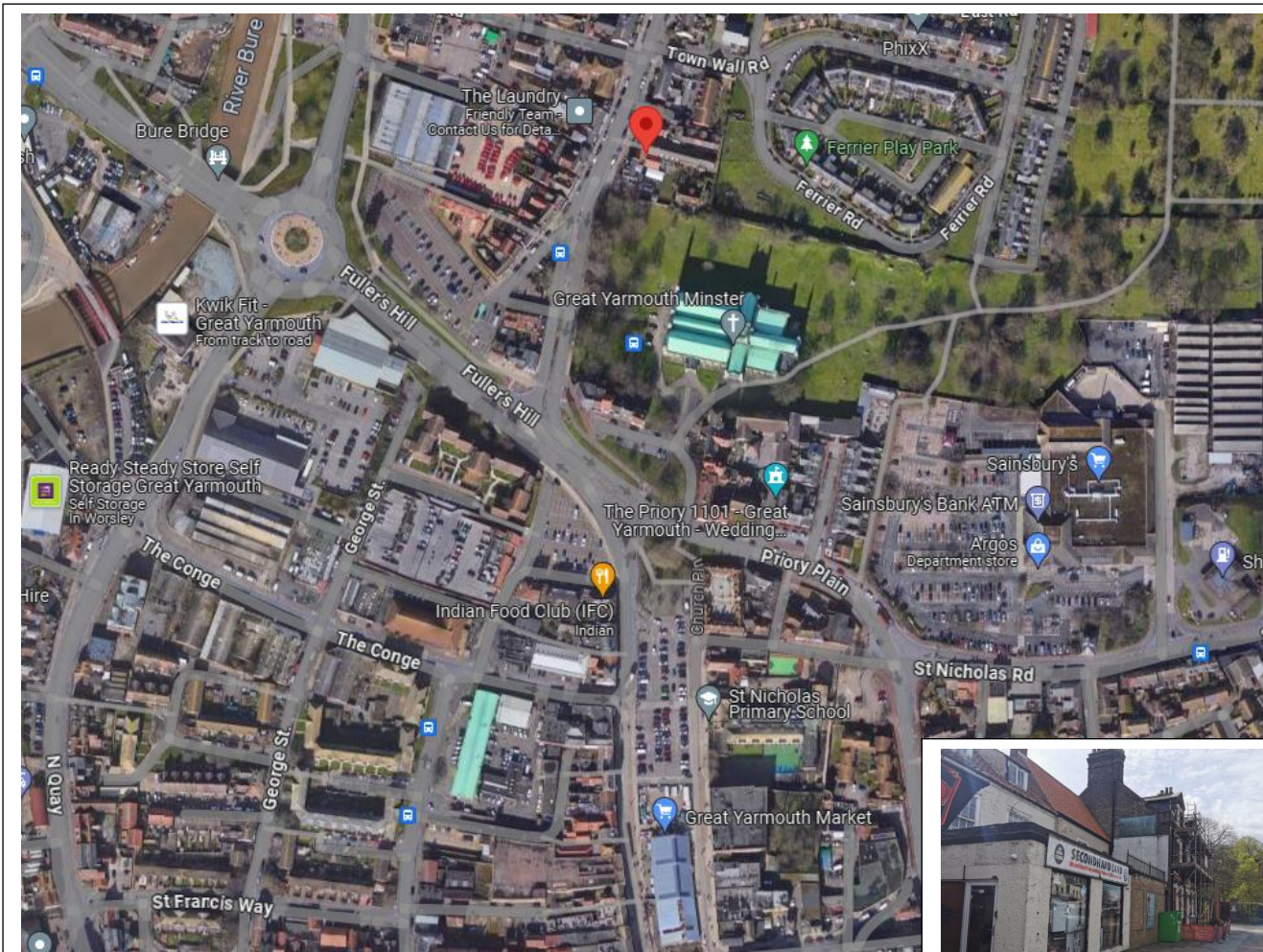
VAT

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

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