

Freehold For Sale

Guide Price : £60,000 subject to contract

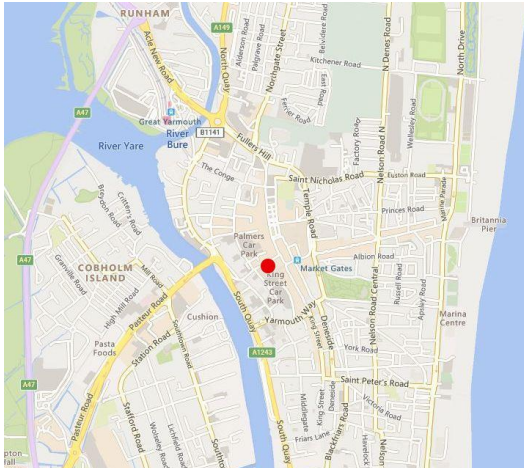
No. 4, Row 70, Off King Street, Great Yarmouth, Norfolk NR30 2NY



Shop / Office For Sale

- Town Centre location
- 78.8 sq m (848 sq ft)
- Open plan shop / office
- Modern shop frontage
- Footpath access only (from King Street or Regent Street / Victoria Arcade)

No. 4, Row 70, Off King Street, Great Yarmouth, Norfolk NR30 2NY



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 within Great Yarmouth town centre to the south side of Row 70 which runs parallel to Regent Street. The property has pedestrianised access (restricted hours) from Regent Street via Victoria Arcade and from King Street to the east.

Description

Self-contained shop or office in town centre location. A single storey building constructed of brick and block with a flat roof and incorporating a shop frontage with two doors. Open plan layout with WC and sink in one corner and with front and rear doors.

Accommodation

Shop / office	848 sq. ft	78.8 sq. m
Total	848 Sq. Ft	78.8 Sq. M

Services

Mains electricity, water and drainage are connected to the property.

Tenure

Freehold. Land Registry Title Number: NK80058.

Terms

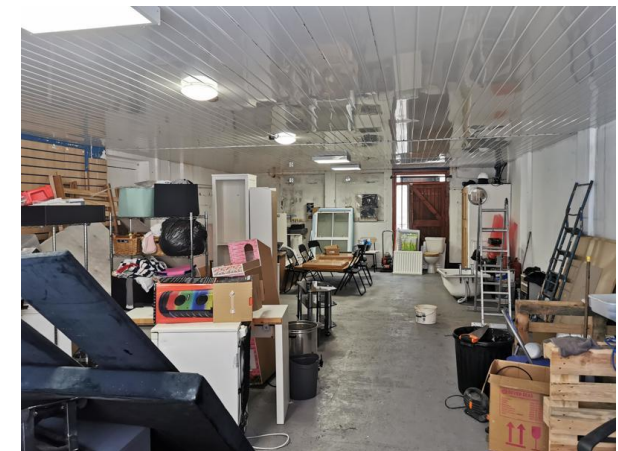
The freehold interest is offered for sale at a guide price of £60,000 (subject to contract).

Possession

Vacant possession upon completion.

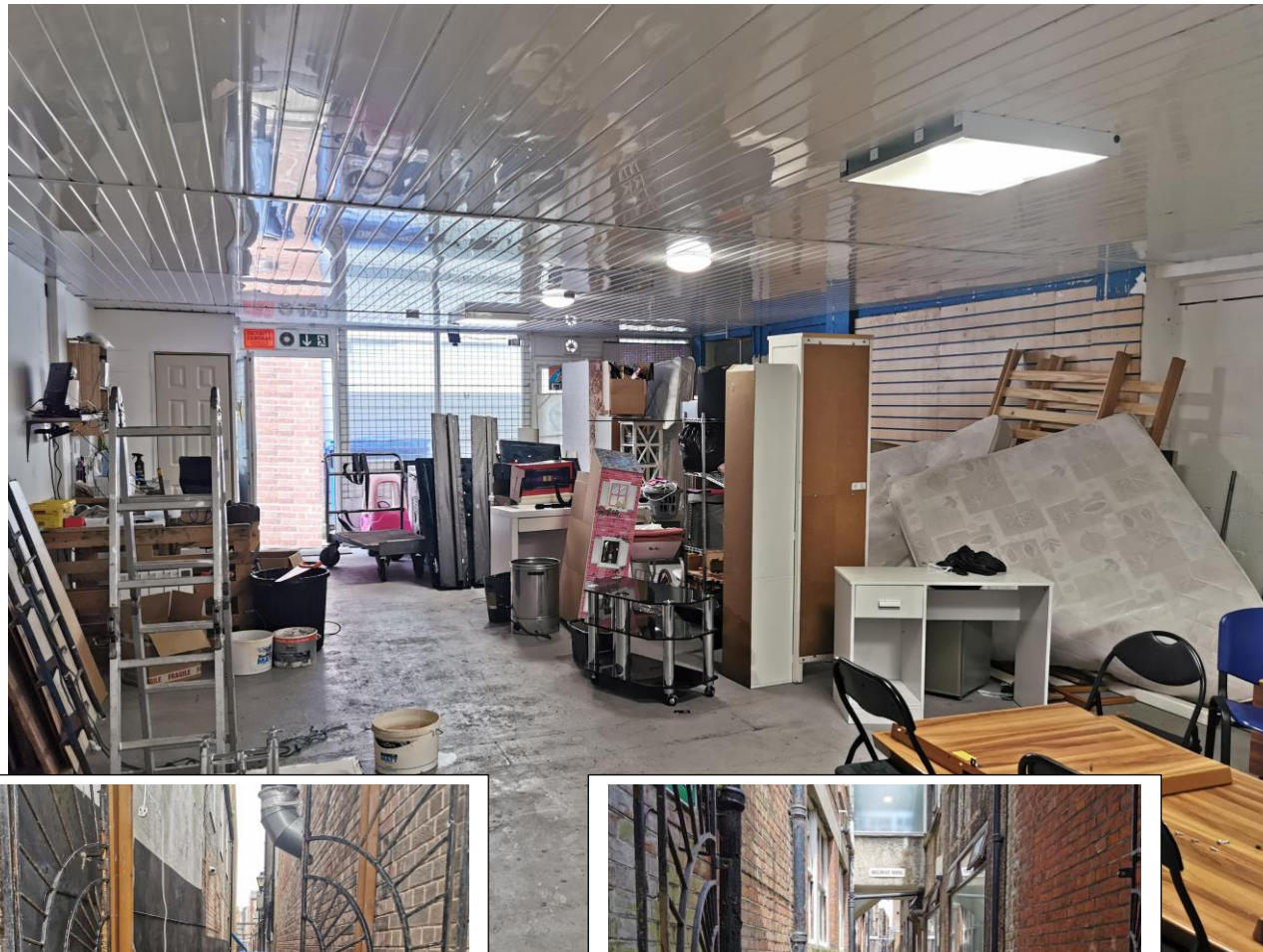
Planning

Use E (Commercial Business & Service) includes retail and office uses.



Front towards rear

No. 4, Row 70, Off King Street, Great Yarmouth, Norfolk NR30 2NY



Access from King Street



Access from Victoria Arcade

Business Rates

Rateable Value is £1,700. An occupier could be eligible for 100% rates relief upon successful application to Great Yarmouth Borough Council Business Rates Department 01493 856100.

EPC

Not applicable.

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.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective purchaser will be required to provide proof of identity, address and funds to the selling agents prior to selling.

No. 4, Row 70, Off King Street, Great Yarmouth, Norfolk NR30 2NY



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

**No. 4, Row 70, Off King Street, Great Yarmouth,
Norfolk NR30 2NY**



Access from King Street



Access from Regent Street