





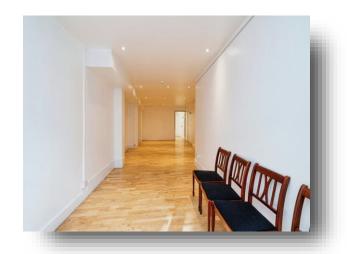




welcome to

Broad Row, Great Yarmouth

GUIDE PRICE £140,000 William H Brown are pleased to present this commercial unit with additional apartment on the first and second floor













Shop

11' 3" x 35' 3" (3.43m x 10.74m) Window to front aspect, door to front aspect, laminate flooring, electric radiator

Reception Room

11' 3" x 9' 4" (3.43m x 2.84m) Laminate flooring

Kitchen

9' 3" x 12' 8" (2.82m x 3.86m) Vinyl flooring, velux window

Bedroom Three

 $9^{\circ} \times 14^{\circ}$ ($2.74 \text{m} \times 4.27 \text{m}$) Window to front aspect, laminate flooring, electric radiator

Bedroom Two

11' 3" x 14' 5" (3.43m x 4.39m) Window to rear aspect, laminate flooring, electric radiator

Kitchen

 6° 8" x 8' 2" (2.03 m x 2.49 m) Vinyl flooring, window to rear aspect, part tiled wall, sink

Bedroom One

8' 9" x 14' 9" ($2.67m \times 4.50m$) Window to front aspect, laminate flooring, electric heater

Living Room

8' 9" x 14' 9" (2.67m x 4.50m) Window to rear aspect, laminate flooring, electric radiator

Bathroom

Window to rear aspect, toilet, sink, bath, part tiled wall





welcome to

Broad Row, Great Yarmouth

- Commercial unit
- **Apartment**
- **Great Yarmouth**
- Attention investors

Tenure: Freehold EPC Rating: E

guide price

£140,000









Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/GTY108278



Property Ref: GTY108278 - 0004 1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for quidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.