



**Broad Row, Great Yarmouth NR30 1HT**

**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,  
laminatc flooring, electric radiator

### **Reception Room**

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

Laminatc flooring

### **Kitchen**

9' 3" x 12' 8" ( 2.82m x 3.86m )

Vinyl flooring, velux window

### **Bedroom Three**

9' x 14' ( 2.74m x 4.27m )

Window to front aspect, laminatc flooring, electric  
radiator

### **Bedroom Two**

11' 3" x 14' 5" ( 3.43m x 4.39m )

Window to rear aspect, laminatc flooring, electric  
radiator

### **Kitchen**

6' 8" x 8' 2" ( 2.03m x 2.49m )

Vinyl flooring, window to rear aspect, part tiled wall,  
sink

### **Bedroom One**

8' 9" x 14' 9" ( 2.67m x 4.50m )

Window to front aspect, laminatc flooring, electric  
heater

### **Living Room**

8' 9" x 14' 9" ( 2.67m x 4.50m )

Window to rear aspect, laminatc flooring, electric  
radiator

### **Bathroom**

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



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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

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Property Ref:  
GTY108278 - 0004

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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.



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