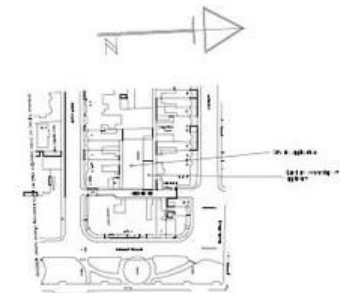
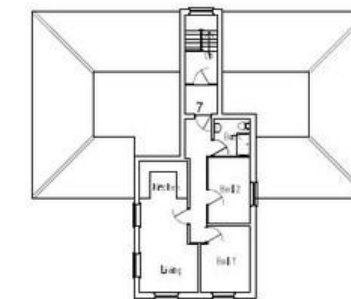
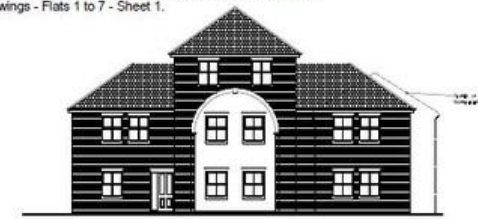


£750,000

PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.
Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.
Planning drawings - Flats 1 to 7 - Sheet 1.



First Floor Plan
1:100

Second Floor Plan
1:100

Site Location Plan
1:1250

Andrew Middleton
23, Regent Street,
Great Yarmouth,
NORFOLK
NR30 1RL Tel: 01553 454411
Project
Proposed residential development
adjacent to Pamela's Restaurant, Wellington Road,
Gt Yarmouth, Norfolk, Norfolk
Client
Dimitrina Sanders
Scale
1:50 1:100 Date
October 2017

GROUND FLOOR
1329 sq.ft. (123.5 sq.m.) approx.

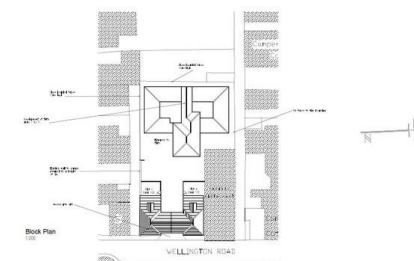
1ST FLOOR
1210 sq.ft. (112.4 sq.m.) approx.



TOTAL FLOOR AREA: 2539 sq.ft. (235.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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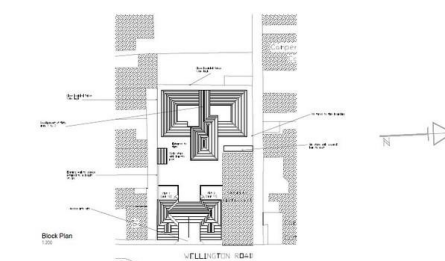
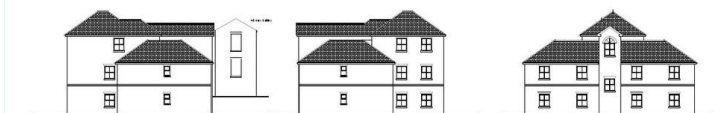
PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.
Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.
Planning drawings - Flats 1 to 7 - Sheet 2.



SUMMARY OF AVAILABLE	
Apartment 1	104 sq. ft. (9.6 sq. m.)
Apartment 2	104 sq. ft. (9.6 sq. m.)
Apartment 3	104 sq. ft. (9.6 sq. m.)
Apartment 4	104 sq. ft. (9.6 sq. m.)
Apartment 5	104 sq. ft. (9.6 sq. m.)
Apartment 6	104 sq. ft. (9.6 sq. m.)
Apartment 7	104 sq. ft. (9.6 sq. m.)

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PROPOSED REDEVELOPMENT OF SITE TO RESIDENTIAL.
Site adjacent to Pamela's Restaurant, Wellington Road, Gt Yarmouth.
Planning drawings - Flats 1 to 7 - Sheet 2.



SUMMARY OF AVAILABLE	
Apartment 1	104 sq. ft. (9.6 sq. m.)
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Apartment 7	104 sq. ft. (9.6 sq. m.)

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Wellington Road

Great Yarmouth, NR30 3JJ

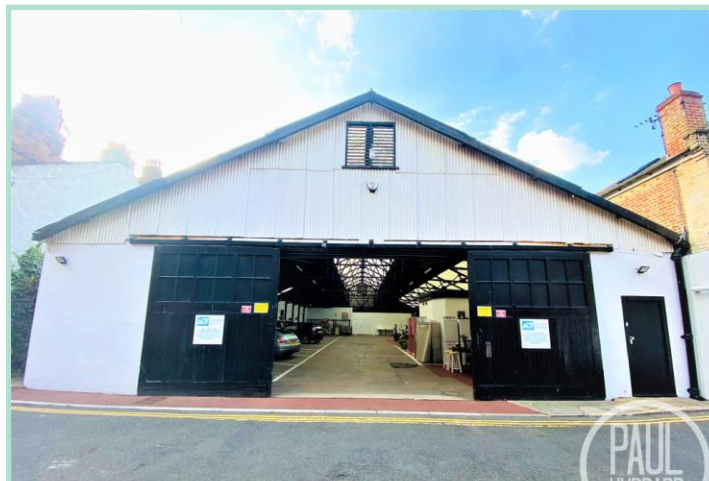
- Planning permission granted
- 11x apartments
- 2x semi-detached houses
- Parking available
- Currently a highly popular 5* restaurant



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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



Description:

PLANNING PERMISSION

The current owners have successfully applied for planning permission to transform the entire site into 11x apartments and 2x semi detached houses. Full plans are available upon request along with information on the GDV of the plot.

THE RESTAURANT

Pamela's Restaurant has been trading for 16 years and it averages 5 stars across over 800 reviews, so it's highly renowned and well respected in the area. The current owners have dedicated a huge amount of time, effort and care into making this one of Great Yarmouth's most attractive venues for dinner, cocktails and a range of private functions.

They are currently open from Wednesday night to Saturday night so there is huge scope for the new owner to increase opening times in order to maximise revenue. Trading hours are currently between 6pm and 1am, so providing a lunch service would also be another option for potential new owners.

Accounts information will be provided to interested parties upon booking a viewing.

GROUND FLOOR

Lobby (2.55m x 3.30m):
Galaxy black granite floor tiles, chandelier lighting with matching wall light fitting, double glazed window to side aspect, gold painted wooden doors leading to WC 1 and WC 2, stairs leading to 1st floor/dining area with red carpet and gold painted bannisters.

WC 1 (3.44m x 2.30m):
Galaxy black granite floor tiles, stainless steel Newlec hand dryer, glass pedestal sink, wall mounted mirror, stainless steel toilet roll dispenser, white ceramic toilet, radiator with heated towel rail, extractor fan, storage cupboard housing Valiant combi boiler and gas meter

WC 2 (3.44m x 1.41m):
Galaxy black granite floor tiles, stainless steel Newlec hand dryer, glass pedestal sink, wall mounted mirror, stainless steel toilet roll dispenser, white ceramic toilet, radiator with heated towel rail, and extractor fan,

Prep Area (3.44m x 2.99m):
Tiled flooring, 2x large stainless steel sinks with drainers and storage below, multiple fridge freezers, chest freezer and stainless steel shelves.

Hallway (2.55m x 2.99m):
Galaxy black granite flooring, mirrored walls, small storage cupboard for drinks and other supplies, opening into the main Cocktail Lounge area.

Cocktail Lounge (5.99m x 9.37m):
Galaxy black granite floor tiles, large galaxy black granite bar counter with multiple drinks fridges, ice maker, glass/dishwasher, sink, audio and lighting control unit, EPOS system, 4x large sofas with 4x glass tables, multiple matching chairs and bar stools, range of

different light fittings, 3x double glazed windows to side aspect, air conditioning unit, underfloor heating system, cake display unit, second bar area with DJ equipment, sink, storage area, large fish tank and drinks fridge,

Storage Room (5.99m x 3.03m):
Concrete flooring, extractor fan, storage cupboard and multiple stainless steel shelving units.

Hallway 2 (1.48m x 3.17m):
Galaxy black granite tiled flooring with doors opening to WC 3, WC 4 smoking area and garage/external area.

WC 3 (2.25m x 1.58m):
Galaxy black granite floor tiles, stainless steel Newlec hand dryer, glass pedestal sink, wall mounted mirror, stainless steel toilet roll dispenser, white ceramic toilet, radiator with heated towel rail, and extractor fan,

WC 4 (2.25m x 1.58m):
Galaxy black granite floor tiles, stainless steel Newlec hand dryer, glass pedestal sink, wall mounted mirror, stainless steel toilet roll dispenser, white ceramic toilet, radiator with heated towel rail, and extractor fan,

FIRST FLOOR

Dining Room (5.99m x 15.71m)
Laminate flooring, window to front aspect, wooden door to Juliet balcony to front aspect, wooden bar area with multiple drinks fridges, glass and bottle storage, glass and dish washer, small stainless steel sink,

chandelier lighting, ceiling fans, tables and seating for up to 50 people, 4x skylight windows, small prep area with wooden cabinets and storage.

Kitchen (5.99m x 3.04m):
Window to side aspect, variety of stainless steel counters and storage, large stainless steel fridge freezer, stainless steel sheeted wall panels, large oven with gas hobs, large stainless steel griddle, convection oven, multiple microwaves, sink and dishwasher.

GARAGE/EXTERNAL
There is a large single story building next to the restaurant which current has space for up to 16 vehicles. It also has 2 large lockable garages as well as 2 storage rooms at the far end of the building. Entrance is through a large metal roller door at the front of the premises. There is also a small unit in the corner of the building which includes a toilet and a shower for staff.

