



47/47A Caister Road
Great Yarmouth, NR30 4DA
£185,000

47/47A Caister Road

Great Yarmouth, NR30 4DA

Aldreds are pleased to offer this superb opportunity to acquire a detached building split in to a ground floor commercial premises with the benefit of a self contained first floor two bedroom flat with a rear garden. The property is situated in a sought after location to the north of the town centre and presents an ideal investment opportunity with potential for conversion. Call for further details.

47 Caister Road - Ground Floor Premises

Main Shop Area

20'9" x 15'1" (6.35 x 4.61)

Double glazed entrance doors and double glazed side window, opens through to:

Inner Lobby

Door to side, access to:

Staff Room Area

9'7" x 7'4" (2.94 x 2.25)

Double glazed window to side, doors to:

Office

7'5" x 6'4" (2.28 x 1.95)

Staff Cloakroom

8'3" x 3'4" (2.52 x 1.02)

Low level wc, wash basin, window to side (not double glazed).

Store 1

12'5" x 7'6" (3.81 x 2.29)

Double glazed window to rear.

Store 2

9'3" x 7'4" (2.84 x 2.25)

Double glazed window to rear.

Services

Own independent mains water, electric and drainage.

47a Caister Road - First Floor Flat

Side Entrance Hall

Wood panelled entrance door, stairs to first floor landing.

Landing

Three windows to side aspect (not double glazed), doors leading off to:

Living Room

15'3" x 13'0" (4.66 x 3.98)

Large double glazed feature window to front aspect, double glazed window to side aspect, fitted carpet, tv point.

Kitchen

11'8" x 7'8" (3.57 x 2.34)

Plus recess. Fitted kitchen with white wall and matching base units with work surfaces over, single drainer stainless steel sink unit, space and plumbing for a washing machine, electric cooker point, double glazed window to side aspect, electric panel heater.



Bedroom 1

15'2" x 9'4" (4.64 x 2.85)

Plus door recess, double glazed window to rear aspect, fitted carpet.

Bedroom 2

11'8" x 7'11" (3.56 x 2.42)

Double glazed window to side aspect, fitted carpet.

Bathroom

11'7" x 5'4" (3.55 x 1.64)

White suite comprising panelled bath with electric shower fitting over, pedestal wash basin, low level wc, part tiled walls, frosted double glazed window to side aspect.

Outside

A gated access to the side of the property leads to the first floor flat and beyond a gate leads in to the low maintenance west facing garden which is enclosed and laid with mainly shingle and paved patio..

Tenure

Freehold

Services

Individual mains water, electric and drainage.

Council Tax

The ground floor of the building is currently rated for business rates and is being run as a charity shop (current rateable value is £4200 per annum before any deductions). The first floor is a Great Yarmouth Borough Council - Band 'A'

EPC Ratings

The Shop - EPC Rating C (60)

The Flat - EPC Rating F (31). The flat could achieve an 'E' rating without too much of a problem. Its current rating is due to the lack of fixed heating. The provision of fixed space heating would raise the rating to an 'E' or better depending on the type of heating fitted

Location

Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure gives access to the Norfolk Broads. There are Museums * Race Course * Heliport * Beach * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

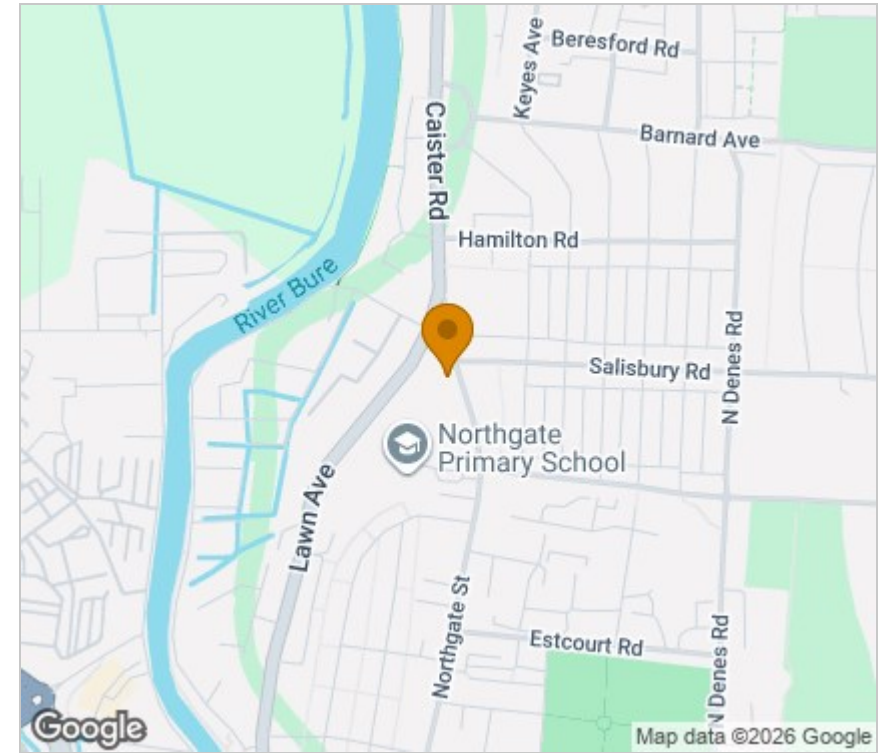
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, turn left into Northgate Street, continue into Caister Road where the property can be found on the left hand side.

Ref: Y12547

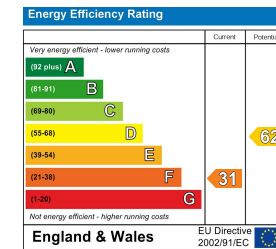
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds 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. Aldreds 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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA