Aldreds
Estate Agents

FREEHOLD RESIDENTIAL INVESTMENT - SHOP & 3 BEDROOM FLAT

36 Regent Street, Great Yarmouth NR30 1RR

£150,000

36 Regent Street

Great Yarmouth NR30 1RR

FREEHOLD RESIDENTIAL INVESTMENT
With vacant possession, a spacious ground floor shop and first floor three bedroom flat, in hand.

SHOP

Front Shop
22'11" x 19'4" (7.0 x 5.9)

Rear
19'4" x 17'8" (5.9 x 5.39)

Stores
7'1" x 14'9" (2.168 x 4.5)
Access to basement and rear pedestrian access.

FLAT (with access from Regent Street)
A spacious three bedroom flat on two floors.

Entrance
Meter cupboard. Staircase leading to:-

First Floor Landing

Bathroom

Lobby

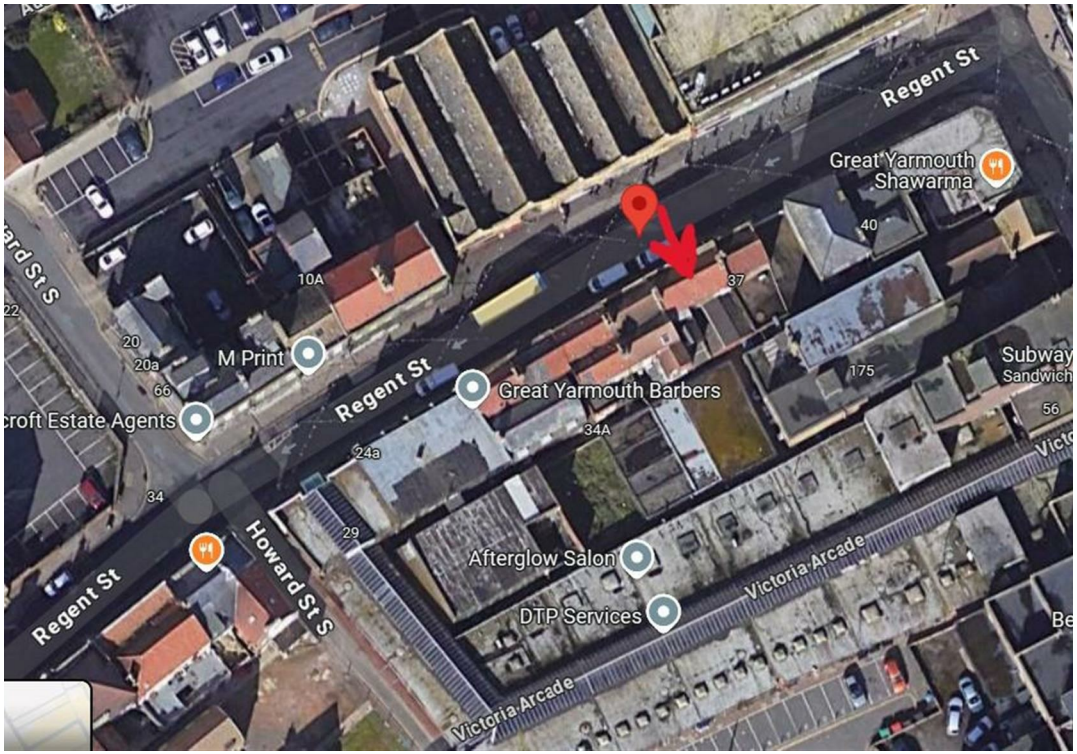
Dining / Kitchen
9'6" x 15'8" (2.9 x 4.8)

Lounge
17'8" x 9'2" (5.4 x 2.8)

Stairs leading to Second Floor

Bedroom 1
12'1" x 15'8" (3.7 x 4.8)

Bedroom 2
9'2" x 11'9" (2.8 x 3.6)



Bedroom 3
5'10" x 11'9" (1.8 x 3.6)

Separate WC with hand basin

Heating
The flat has a radiator central heating system and prospective purchasers should satisfy themselves as to it's operation as there are no certificates.

Tenure
Freehold

Council Tax (mid-floor flat)
Great Yarmouth Borough Council - Band 'A'

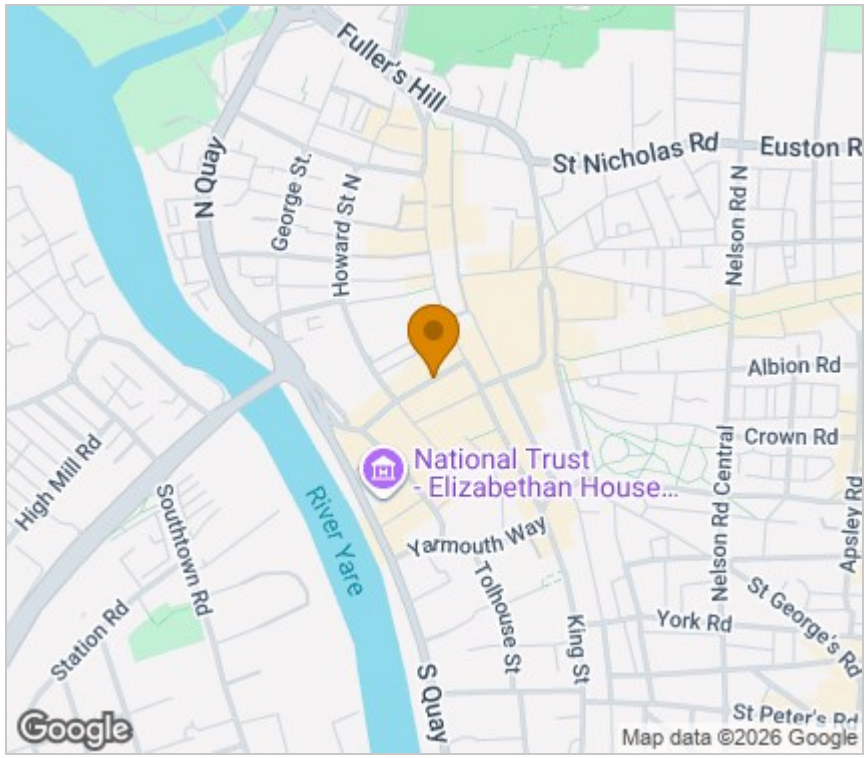
EPC Rating
The Shop - C (53)
The Flat - E (44)

Location
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.

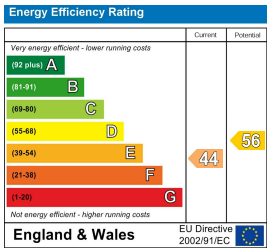
Viewing
By arrangement with the agent.

Ref: Y12399/05/25/MOD

Area Map



Energy Efficiency Graph - mid floor flat



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.

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