59/59a Regent Road

, Great Yarmouth, NR30 2AL

Price Guide £295,000

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Aldreds are pleased to offer this opportunity to acquire a retail shop premises with an independent two storey apartment in a prime location yards from the sea front. The shop premises offers an 87.5 square metre area of retail space which would allow for a superb business opportunity or alternatively as an investment generating a healthy income. The first floor apartment is spread over two floors with a very spacious four bedroom layout with a bathroom, shower room, two reception rooms and a large kitchen. The property also benefits from part double glazed windows and gas central heating. An early viewing is recommended.

59 Regent Road Great Yarmouth

Retail Premises Description

In an excellent prime location close to the town centre and sea front the ground floor of this building offers a well proportioned retail unit with electrically operated roller shutter door. The retail area boasts a spacious area of 87.5 sq m of space with a kitchenette/store and w.c. to the rear.

Tenure

New lease on tenants full repairing and insuring terms at an initial rent of £12,000 per annum exclusive of all outgoings. The current occupier is at the end of a 3 year term which is being held over. The property has a rateable value of RV £12,000. Full rates payable are £6,000 per annum. An occupier may be eligible for business rates relief upon successful application the the Great Yarmouth Borough Council.

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Common Entrance Hallway

Rear access via a gated access in to the stairwell with a serviced fire alarm system and wood panelled entrance door in to:

Dining Room
17'9" x 10'3" (5.43 x 3.14)

Including the stairwell, part double glazed wood panelled door on to the covered roof terrace, window to side, radiator, stairs to first floor and access to:

Inner Hallway

built in storage, stairs to first floor with understairs storage space, doors leading off to:

Cloakroom

Low level wc, tiled walls, window to side aspect.

Living Room
20'1" x 15'9" (6.13 x 4.82)

Plus double glazed bay window providing views down Regent Road towards the sea front, additional double glazed window, chimney breast with a tiled fireplace and inset fitted gas fire, tv point, two radiators.

Kitchen
13'8" x 13'2" (4.17 x 4.03)

Including the chimney breast, white fitted kitchen with a range of wall and base units with work surfaces over, electric/gas cooker points, part tiled walls, space and plumbing for a washing machine, single drainer stainless steel sink unit, window and part double glazed wood panelled door to rear, high level gas boiler.

Front First Floor Area Landing

Built in airing cupboard housing the hot water cylinder, doors leading off to:

Bedroom 2
15'11" x 11'5" (4.87 x 3.49)

Including the chimney breast, radiator, secondary double glazed window to front aspect.

Bedroom 3
13'8" x 13'1" (4.17 x 4.01)

Including the chimney breast, radiator, double glazed window to rear.

Bedroom 4
10'11" x 8'2" (3.35 x 2.49)
Window to front aspect, radiator.

Family Bathroom
11'3" x 5'5" (3.45 x 1.67)
White suite comprising panelled bath with electric shower over, pedestal wash basin, low level wc, frosted window to side aspect, radiator.

Rear First Floor Landing
Door to:

Bedroom 1
19'3" x 10'3" narrowing to 7'1" (5.89 x 3.14 narrowing to 2.18)
Window to side aspect, radiator, door to:

En-Suite Shower Room
Tiled shower cubicle with electric shower fitting, pedestal wash basin, low level wc, chrome towel rail/radiator.

Outside
There is a generous area of covered terraced accessed from the dining room and kitchen.

Agents Note
The apartment can be sold furnished and equipment including white goods, to have a "turn key" apartment ready to go. Expected rent £12000 per annum.

Tenure
Freehold

Services
Mains water, electric, gas and drainage.

Council Tax
Great Yarmouth Borough Council - Band 'A'

Location
Regent Road is a pedestrianised street which links the sea front to the town centre and is especially busy during the summer months with its mix of shop, restaurants and leisure related occupiers. The property is well located to the north ('sunny side') of Regent Road. To the west is Great Yarmouth town centre and Market Gates Shopping Centre and to the east is Britannia Pier (north point of the town's Golden Mile). To the north and south of Regent Road are densely populated residential areas.

Directions
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, continue over the traffic lights, at the next set of traffic lights with Sainsbury's turn left into St Nicholas Road, continue over the next set of traffic lights into Euston Road, turn right into Wellesley Road and continue towards the bottom of Wellesley Road which is a dead end and turn left on to Regent Road where the property can be found on the left. The rear access to the apartment is accessed off of of Bermondsey Place South.

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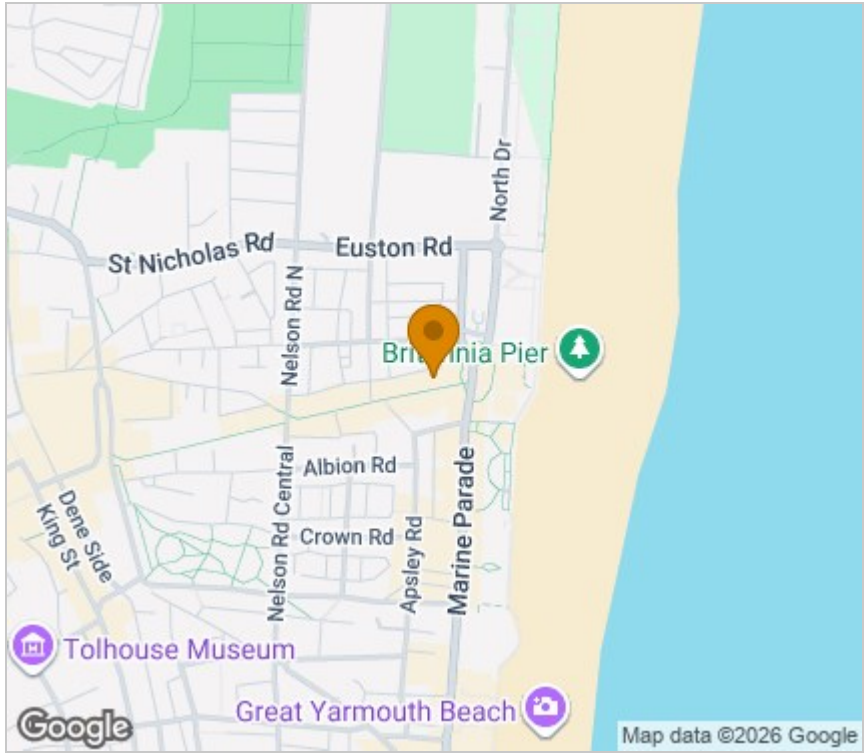
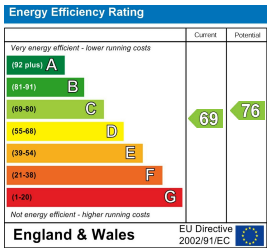
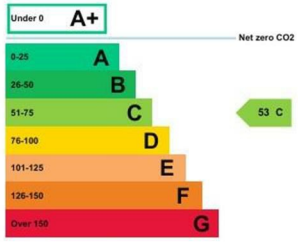
Floor Plan

Area Map



Residential EPC & commercial EPC





Viewing

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

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