



47/47A Caister Road
Great Yarmouth, NR30 4DA
£195,000

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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

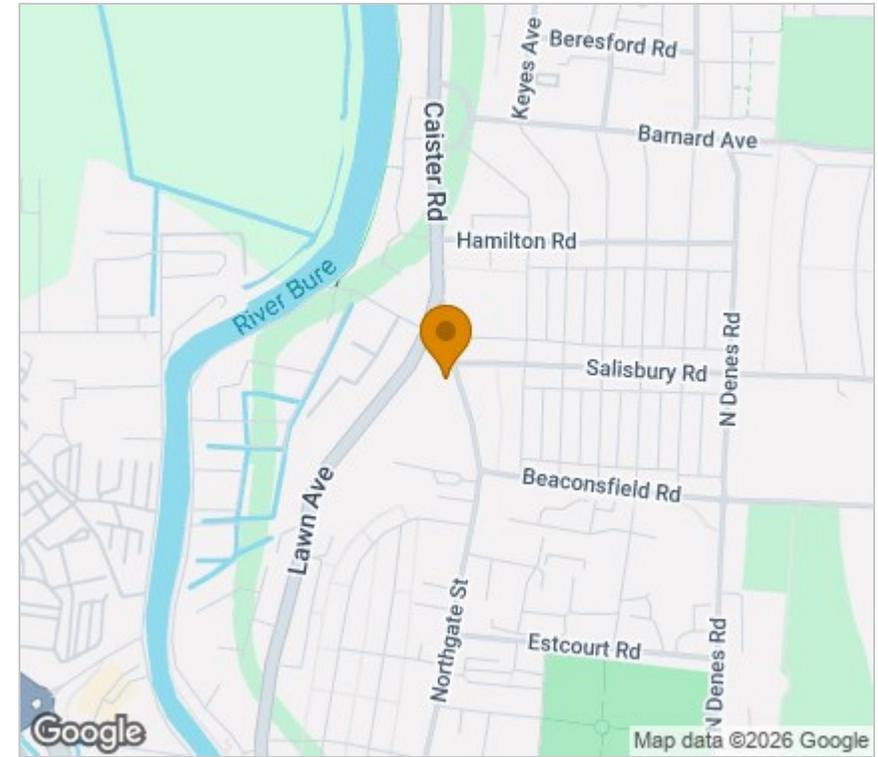
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, turn left into Northgate Street, continue into Caister Road where the property can be found on the left hand side.

Ref: Y12547

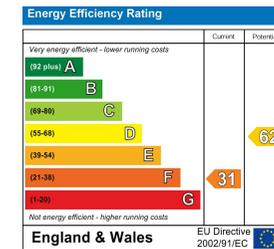
Floor Plan



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

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