

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

A spacious ground floor shop as let and trading, 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.

Tenancy

The shop is let to Trevor Rogers at a rent of £6,500 per annum for a period of

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)

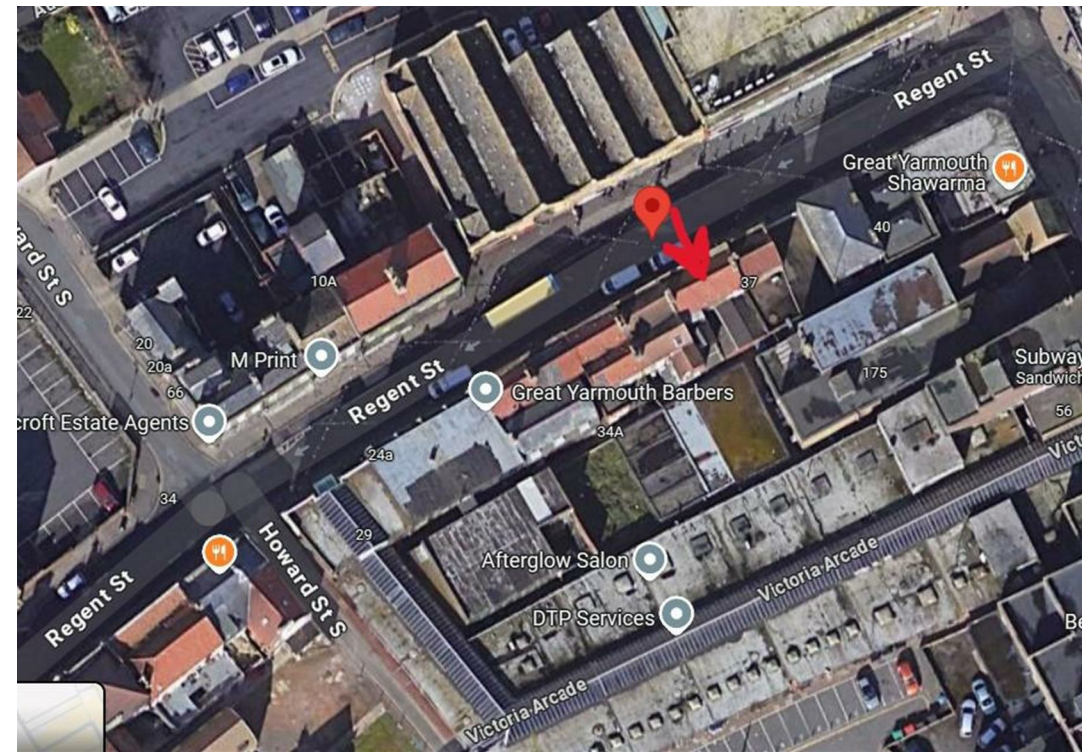
Lounge

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

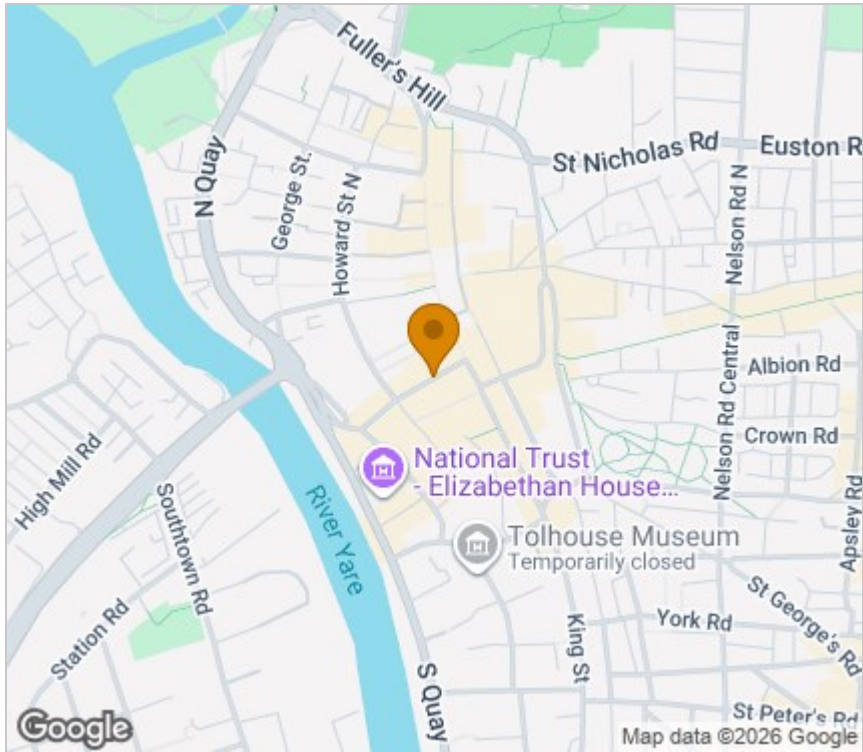
Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park. Great Yarmouth is a major employment area with a strong manufacturing 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

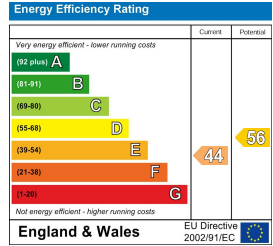
By arrangement with the agent.

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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