



All enquiries Ref: James Paterson



- **Freehold two floor semi-detached former public house**
- **The property is being converted to ground floor offices and has three self-contained flats at the first floor**
- **Investment**

**Location:**

The property is situated on Southgates Road between its junctions with Barrack Road and Queens Road. Public transport links include Great Yarmouth mainline rail station together with a network of local bus services serving the surrounding vicinity. Road links include the A1243 and A47. Shopping amenities can be found locally within Great Yarmouth town centre, with an extensive range of shops, bars and restaurants being found in Market Gates Shopping Centre and Regent Road. Recreational pursuits can be found locally at the open spaces of St George's Park, the seafront promenade, and the Norfolk Broads National Park.

**Accommodation:**

The auctioneers were unable to inspect the property at the time of going to print although believe it comprises the following accommodation: Prospective purchasers must rely on their own enquires in this respect.

Unit	Floor	Accommodation	EPC rating:	Council Tax
Former public house	Ground	Understood to be undergoing conversion into offices	N/A	N/A
1	First	Two bedrooms, reception room, kitchen, shower room/WC	C	A
2	First	Two bedrooms, reception room, kitchen, shower room/WC	D	A
3	First	Bedroom reception room, kitchen, shower room/WC	D	A



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