Aldreds
Estate Agents

2 Kitchener Road

, Great Yarmouth, NR30 4HU

£155,000

2 1 1 D

2 Kitchener Road

, Great Yarmouth, NR30 4HU

Sitting on Kitchener Road, Aldreds are delighted to offer this exciting investment opportunity. The property comprises a ground floor workshop/lock up premises currently let to a meat wholesalers at a rent of £6900 per annum. The tenant has just is in the final year of a lease but has just signed a new three year lease commencing 1st May 2027. Accommodation of the workshop/lock up includes front shop area, office, large lean to with garage door, cool room and cloakroom. The first floor is a well presented two bedroom first floor flat let on an assured periodic tenancy at a rent of £695pcm.

Workshop/Lock Up

Large Lean To
42'7" x 18'1" (13 x 5.52)

Front Shop Area
19'9" x 15'5" (6.02 x 4.72)

Office
8'6" x 6'0" (2.6 x 1.84)

Cool Room
16'4" x 13'7" (5 x 4.15)

Corridor

Cloakroom

Flat

Ground Floor Entrance Hall
Stairs to landing

Hallway

Lounge
17'0" max x 16'4" max (5.2 max x 5 max)
Two double glazed windows to front aspect, radiator

Kitchen
13'5" x 7'1" (4.09 x 2.16)
Base & wall units with worktops, window to side aspect, sink with drainer, plumbing for washing machine, electric cooker point, part tiled walls, radiator

Bedroom 1
13'5" x 8'10" (4.09 x 2.71)
Double glazed window to side aspect, radiator

Bedroom 2

13'5" max 5'4" min x 10'3" max 7'1" min (4.09 max 1.63 min x 3.14 max 2.18 min)

Double glazed window to side aspect, radiator

Bathroom

8'6" x 5'2" (2.6 x 1.6)

Panel bath, hand basin, low level WC, opaque double glazed window to side aspect, radiator

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Council Tax and Rateable Value

The Flat has a council tax band of A

The Worksop/lock up has a rateable value of £3150

Location

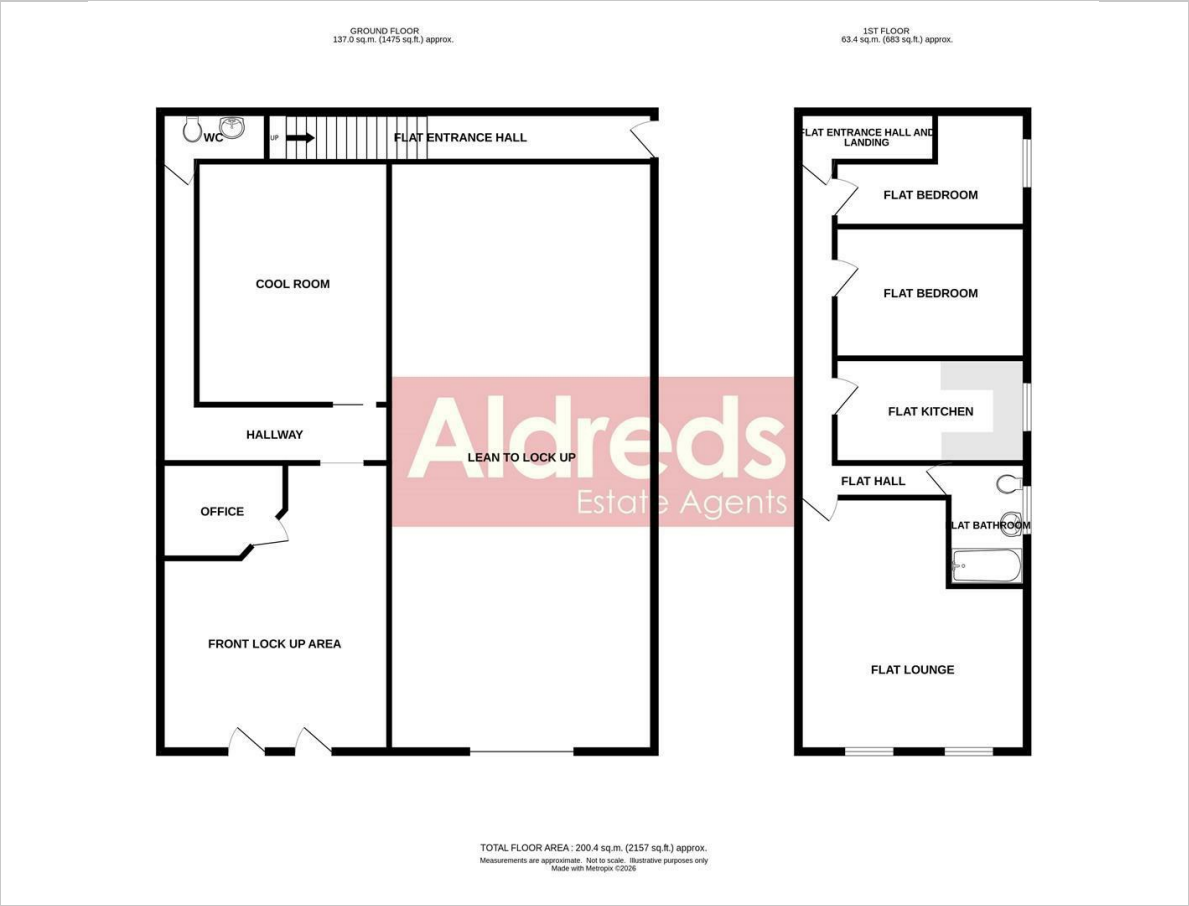
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital approximately 5 miles south. Bus and rail services connect with Norwich.

Directions

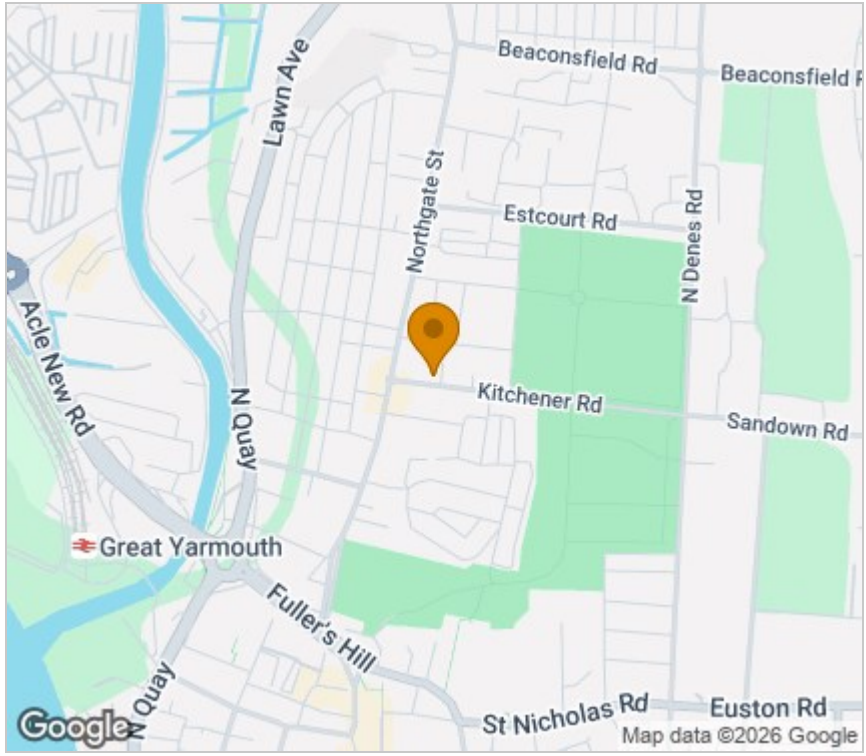
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, at the mini roundabout turn right into Kitchener Road where the property can be found on the right hand side.

Ref Y12748/05/26

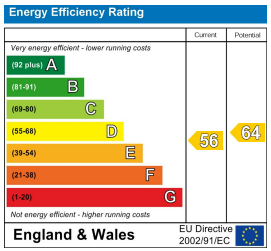
Floor Plan



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
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.
Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk https://www.aldreds.co.uk/
Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ
Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA