

Aldreds
Estate Agents

2 Kitchener Road

, Great Yarmouth, NR30 4HU

£155,000

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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 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

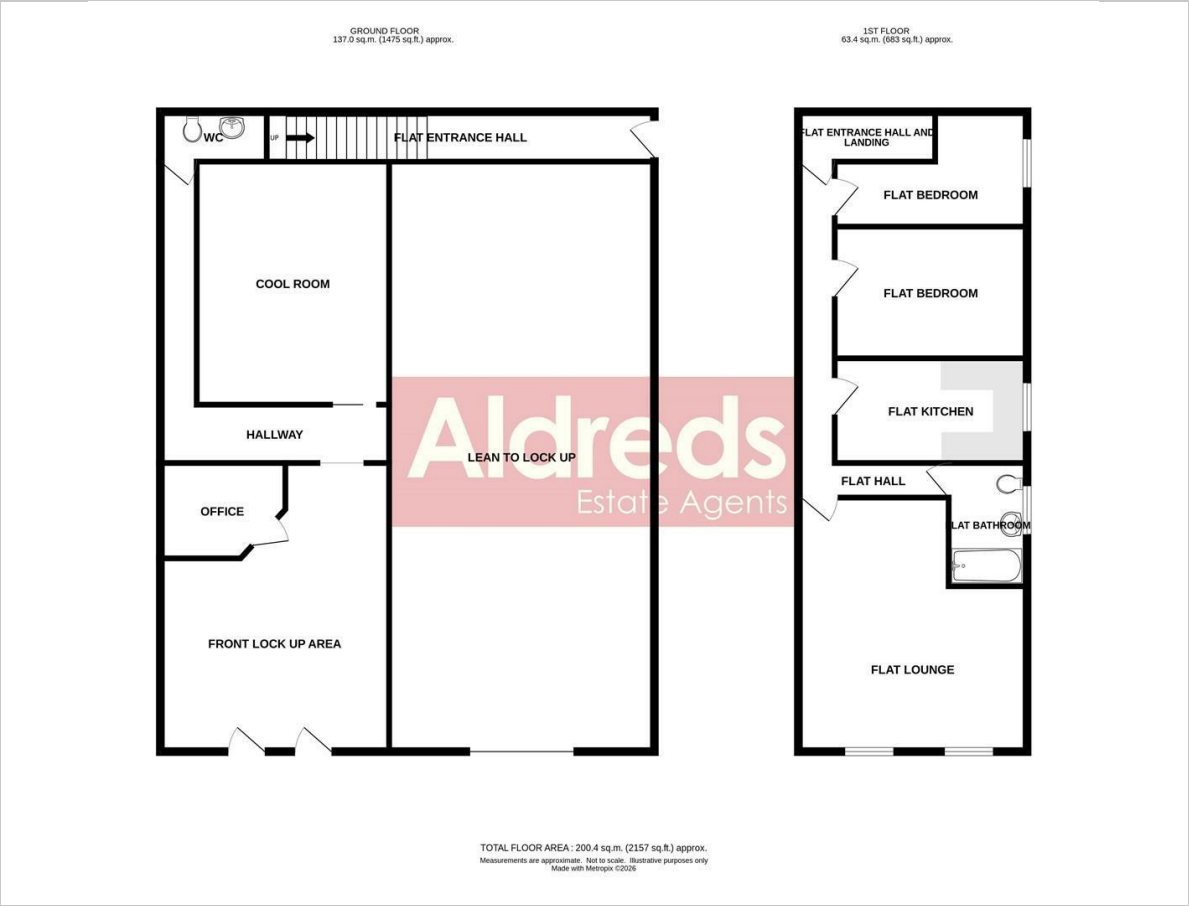
Great Yarmouth is the largest resort on the East Norfolk coast with its Historic Market Place and varied selection of shops. The town has a busy port and the rivers Yare and Bure give access to the Norfolk Broads. There are Museums * Race Course * Greyhound Stadium * Schools for all ages * District Hospital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

Directions

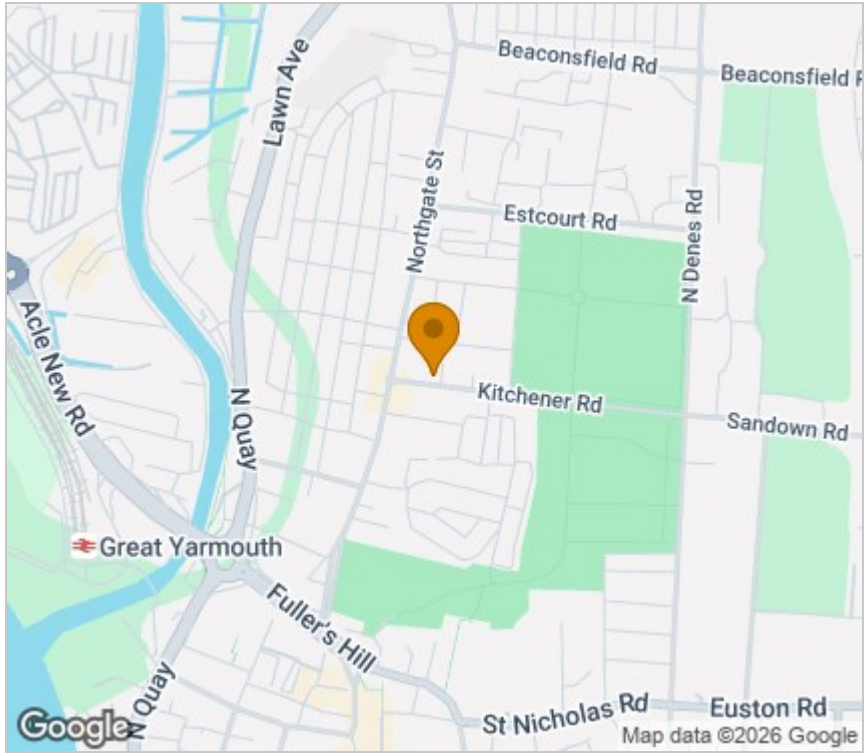
From the Yarmouth office head north along North Quay, at the roundabout turn right into Fullers Hill, at the traffic lights turn left into Northgate Street, at the mini roundabout turn right into Kitchener Road where the property can be found on the right hand side.

Ref Y12748/05/26

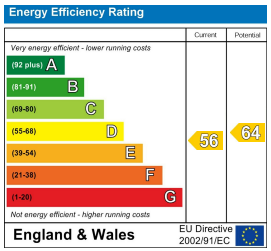
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

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

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