



All enquiries Ref: James Paterson

### ■ Substantial freehold Grade II Listed three floor plus basement building

#### Location:

The property is situated on King Street between its junctions with York Road and Alexandra 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 A47 and A149. Shopping amenities can be found locally within King Street and Victoria Arcade, with an extensive range of shops, bars and restaurants being found in the town centre around Market Gates Shopping Centre. Recreational pursuits can be found locally at the open spaces of St George's Park, Bure Park and the Venetian Waterways, as well as the nearby seafront.

#### Description:

Substantial freehold Grade II Listed building arranged over, basement, ground, first and second floors.

#### EPC rating:

N/A - Grade II Listed

#### 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 enquiries in this respect:

Second floor: Six rooms

First floor: Four rooms, WC

Ground floor: Main showroom, office and cloakroom

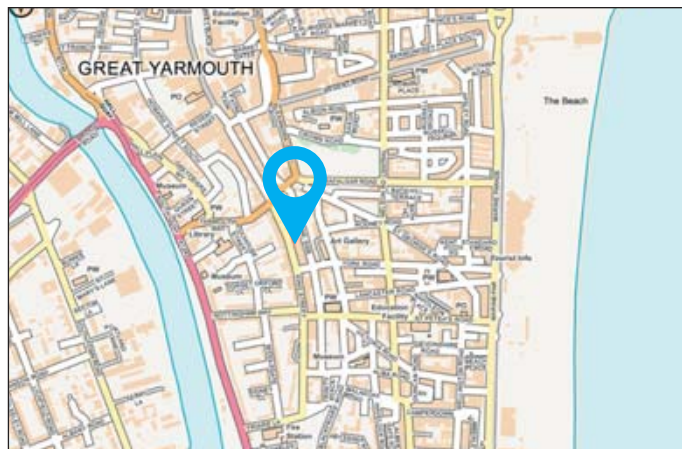
Basement: Large basement area

#### Note:

The property is offered for sale by Order of the LPA Receivers. The current occupancy status is unverified and may be either vacant or subject to a tenancy. No tenancy documentation is available, and no rent is being collected. Prospective purchasers are advised to consult the legal pack and undertake their own due diligence regarding occupancy.

#### Potential:

The property may be suitable for a wide range of uses including residential conversion subject to planning permission and consents. Prospective purchasers must rely on their own enquiries in this respect.



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