

Aldreds
Estate Agents



92 High Street

Gorleston, Great Yarmouth, NR31 6RH

Guide Price £200,000



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**** GUIDE PRICE £200,000 - £225,000**** Currently occupied by a firm of solicitors and sitting on the bustling Gorleston High Street we offer this spacious and office building. Accommodation is split over two floors with numerous offices, a large reception, ample storage, large kitchen, strong room and two cloakrooms. The accommodation can be used flexibly allowing numerous uses. Gas central heating and double glazing. Sits in a conservation area. Courtyard

Entrance Hall

Under stair cupboard, door to front, stairs to landing

Front Office/Reception

31'9" x 14'5" max 9'2" min (9.69 x 4.4 max 2.8 min)

Two double glazed windows looking in to courtyard, double glazed window front aspect, stairs to landing, under stair cupboard

Kitchen

14'7" x 9'0" (4.47 x 2.76)

Base & wall units with worktops, door to side, part tiled walls, tiled floor, wall mounted gas boiler, plumbing for dishwasher

File Store

23'7" x 14'7" (7.21 x 4.47)

Ground Floor Office 1

14'0" x 11'7" (4.28 x 3.55)

Storage cupboard, double glazed window to front aspect, radiator

Ground Floor Office 2

10'0" x 9'10" (3.05 x 3)

Double glazed window to side aspect, radiator

Strong Room

9'5" x 6'0" (2.89 x 1.85)

Power & Light

Cloakroom

Low level WC, hand basin

Landing

First Floor Office 1

13'10" x 11'6" (4.22 x 3.52)

Double glazed window to front aspect, radiator

First Floor Office 2

15'1" x 13'2" (4.62 x 4.03)

Double glazed window to front aspect, radiator

First Floor Office 3

14'7" x 11'8" (4.47 x 3.57)

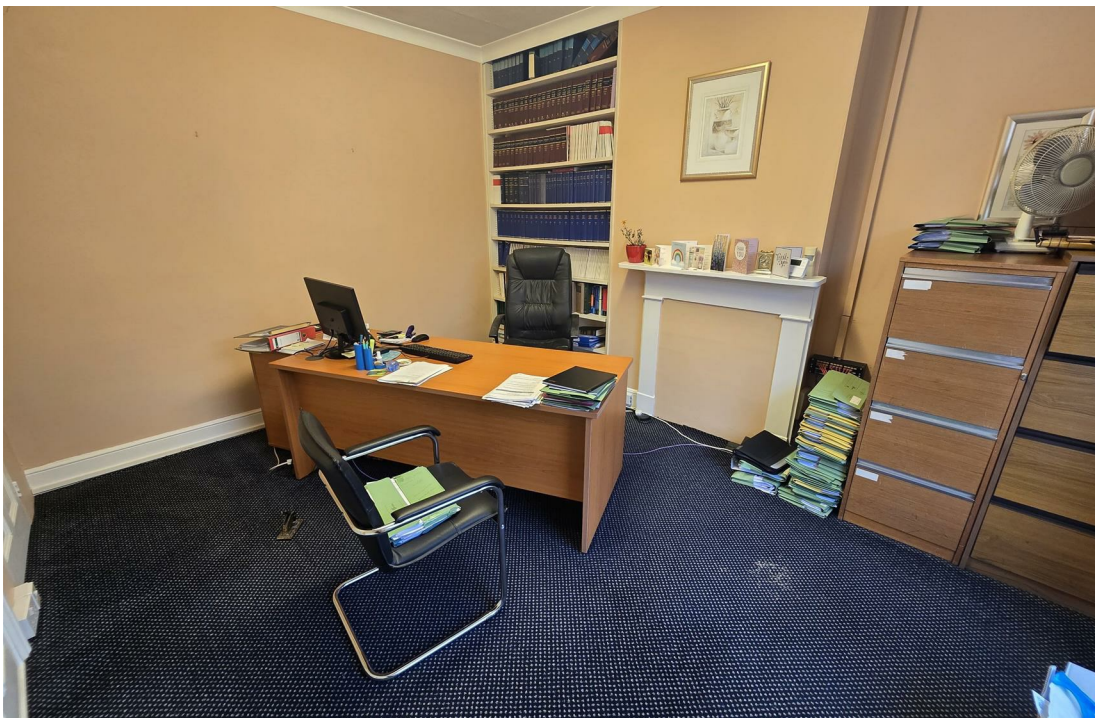
Access to fire escape, radiator

First Floor Office 4

9'10", 14'0" x 9'3" plus recess (3.43 x 2.82 plus recess)

Double glazed window to side aspect, radiator





First Floor Office 5

11'2" x 11'2" (3.42 x 3.42)

Double glazed window to rear aspect, radiator

First Floor Office 6

12'9" x 9'11" (3.89 x 3.03)

Access to fire escape, radiator

First Floor Office 7

10'7" x 8'10" (3.25 x 2.71)

Double glazed window to side aspect, radiator

Rear Landing

Store 1

6'8" x 5'8" (2.05 x 1.74)

Double glazed window to front aspect

Store 2

5'10" max x 5'2" max (1.8 max x 1.6 max)

Double glazed window to rear aspect

Cloakroom

Low level WC, hand basin

Outside

The property has a courtyard with boiler cupboard housing the wall mounted gas boiler

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Business Rates

Rateable value for 25-26 £15,250

Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

Sits on Gorleston High Street just to the north of the Aldreds office

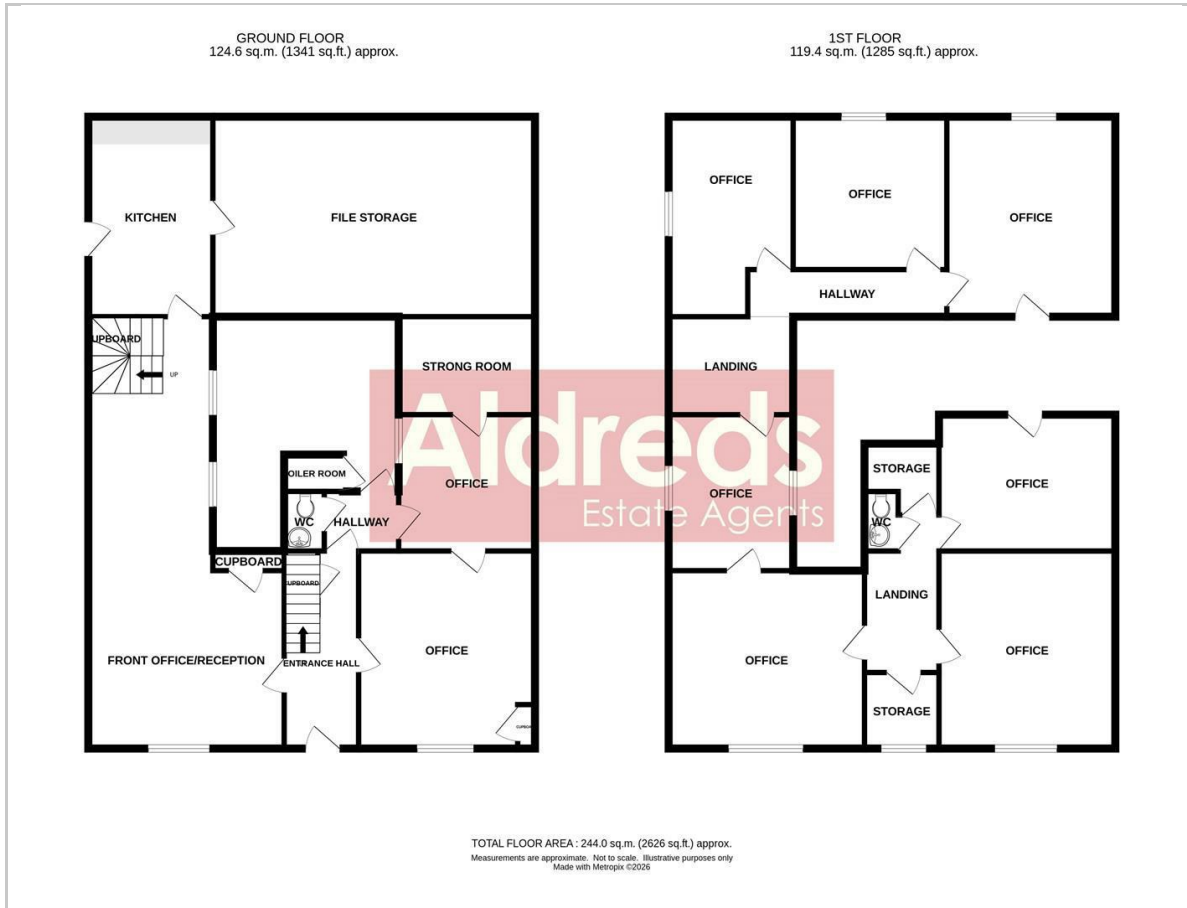
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Commercial EPC

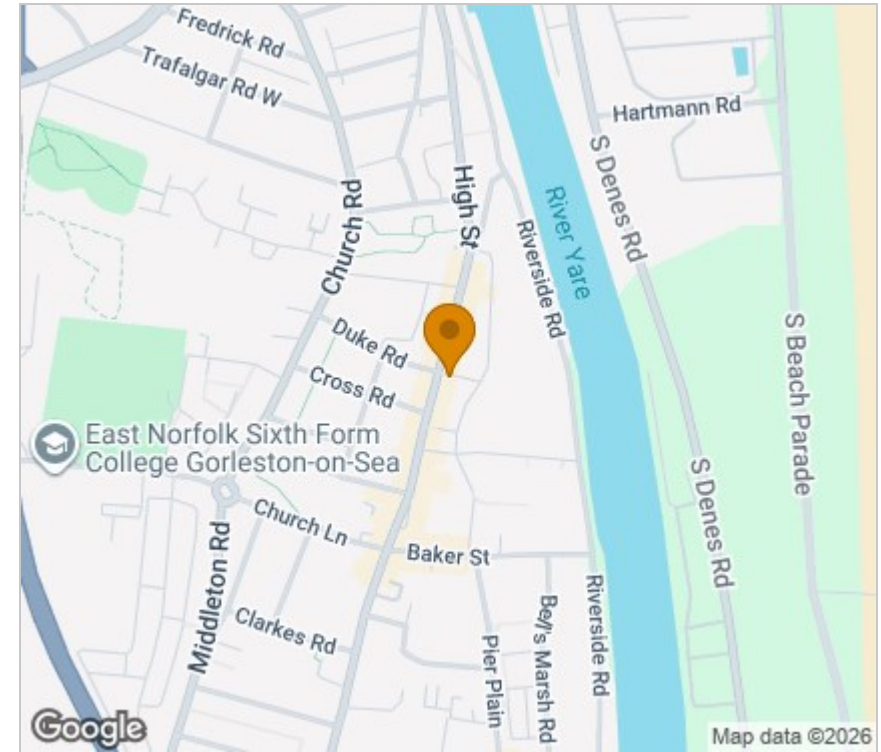
Rating 96



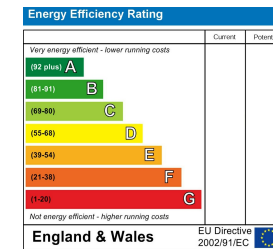
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

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