

FREEHOLD FOR SALE
Guide Price : £110,000

East
COMMERCIAL
Chartered Surveyors

Mixed Investment Property - For Sale



14 BROAD ROW
GREAT YARMOUTH
NORFOLK
NR30 1HT

- Fully let mixed investment
- Shop 26.4 sq m (284 sq ft)
- Flat 58.46 sq m (629 sq ft)
- 2- bed character flat with timber beam structure
- Located close to the town centre in Great Yarmouth
- Achieving a rental of £9,200 per annum



01493 853 853
info@eastcommercial.co.uk

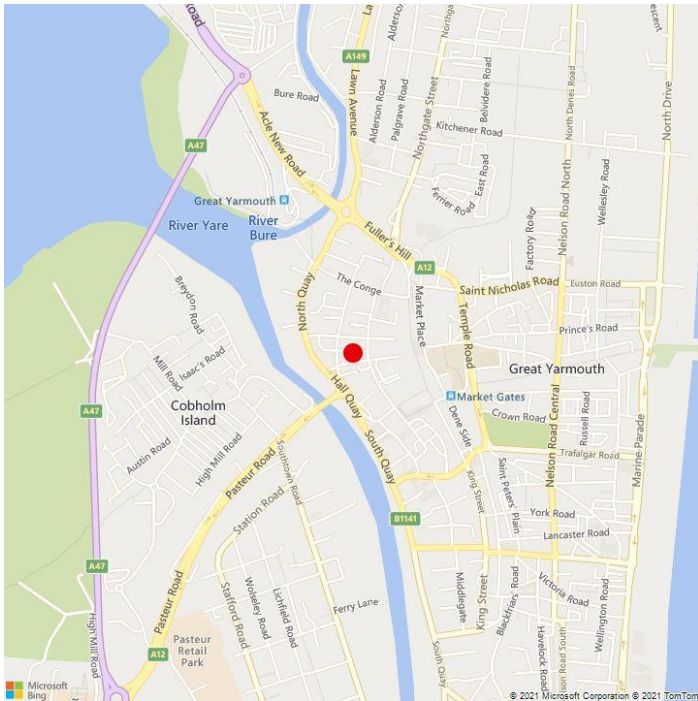
Star & Garter House
Row 57
Off Hall Quay
Great Yarmouth
Norfolk NR30 1HS

Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour is now completed and a third river crossing is currently under construction.



Description

Small retail shop with a large flat with character features over. The property is listed and located in the historic Broad Row near to the Town Centre of Great Yarmouth. The property is fully let. The shop is let at £3,380 per annum (£65 per week) and the flat at £5,820 per annum (£112 per week).

Accommodation

Ground Floor Retail Shop	26.4 sq. m	284.17 sq. ft
Residential Flat - 1st and 2nd floors – Lounge, kitchen, bathroom, 2 bedrooms, rear store	58.46 sq. m	629.26 sq. ft
Total	84.86 Sq. M	913.43 Sq. Ft

Tenure

Guide price for the freehold is £110,000.

Energy Performance Certificate (EPC)

EPC's have been ordered.

Services

Mains water, electricity and drainage are connected to the property.

Possession

Subject to existing leases.

Planning/Use

Retail shop, residential with flat over from a separate ground floor side access.

Rating & Council Tax Assessment

The commercial part has a rateable value of £1,800. Council Tax band for the flat is 'A'.

VAT

We understand that VAT will not be applicable to the purchase price.

Legal Costs

Both parties will be responsible for their own legal costs.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Hamish Duncan BLE (Hons) - Agency Manager
Mike Younger FRICS, Mark Duffield BSc FRICS - Directors
Sharon Bray, Laura Driver - Administration

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd 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. East Surveyors Ltd 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 traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.