

For Sale

On behalf of the Joint Fixed Charge Receivers RS Morgan and RJ Goode

21 Euston Road
Great Yarmouth
Norfolk
NR30 1DZ

www.ps2property.co.uk



Contact

For further information or to arrange an appointment please speak to:

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- Freehold
- Part Income Producing with redevelopment potential STP
- 6 x 2 bed Flats on Upper Floors
- Vacant Basement and Ground Floors
- Offers in excess of £400,000

Location

The property is located in Great Yarmouth on the east coast of Norfolk approximately 20 miles east from Norwich. Great Yarmouth is a traditional seaside town that comprises mainly tourist amenities. The town is accessed via the A47 that leads to Norwich and the A11 (M11) and the A143 that also leads to the M11. The town is served by a mainline rail service that provides services to the regional area.

The property is located in a mixed use area comprising single occupancy residential dwellings and bed and breakfast accommodation close to the seafront.

Description

The property comprises a detached 4 storey property comprising basement, ground, 1st and 2nd floors, built in the late 19th Century and was previously occupied as a social club. The premises provides ample off street parking space to the front and rear of the property. The basement comprises vacant office accommodation and the ground floor comprises a part converted accommodation with partitioning walls erected. The upper floors comprise of 6 x 2 bed flats all finished to a similar standard.

Accommodation

We have measured the property from scaled drawings and understand the property comprises the following Gross Internal Areas (GIA):

Area	Size (sq ft)	Size (m2)	Comments
Basement	1348	126	GIA
Ground Floor	2253	210	GIA
Flat 1	781	73	2 bed
Flat 2	616	57	2 bed
Flat 3	669	62	2 bed
Flat 4	898	84	2 bed
Flat 5	616	57	2 bed
Flat 6	669	62	2 bed
Total	7849	731	

Planning

Interested parties should make their own planning enquiries directed to the Local Planning Department at Great Yarmouth Borough Council on 01493 856 100.

VAT

All prices, outgoings and rentals are quoted exclusive of VAT.

Rates

Interested parties should make their own empty/business and council tax rates directed to the Valuation Office on 020 7506 1700.

www.gvagrimley.co.uk

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Tenure

Freehold

Flat	AST expiry	Rent (pcm)
1	08/04/09	£650
2	Vacant	-
3	Unknown	£550
4	01/04/09	£550
5	Vacant	-
6	Vacant	-
Total		£1,750

Services

We understand that the property has the benefit of all main services.

Terms

Offers are invited subject to contract and exclusive of VAT. Each party to bear their own legal costs.

Viewings

Strictly by appointment with the sole agent only.

Subject to Contract

