



82 Regent Road, Great Yarmouth, Norfolk NR30 2AH

Freehold Shop on Busy Shopping Street between Great Yarmouth Town centre and the 'Golden Mile' Currently in A1 use the first and second floor give scope for conversion into more than one residential unit (subject to appropriate consents). The double fronted shop has a central door access and roller shutter security. The living accommodation on two floors is used in part for storage of stock. There is a pedestrian access to the rear which gains access from Nelson Road Central.

- **Freehold Shop Premises**
- **Excellent footfall especially from March to October**
- **Potential to reinstate back to a residential flat on the 1st and 2nd floors**
- **Near the Town Centre**

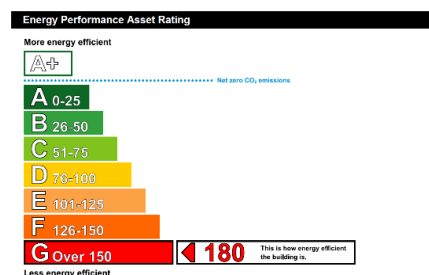
Offers in Excess of £180,000 Freehold

Contact

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or Sharon Bray on 01493 853853.

Aldreds Estate Agents

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Reference Number: 9593/11/16

Accommodation:

Shop 16' 11" x 16' 10" (5.16m x 5.124m) 285 sq ft (26.44m²)

Rear Shop 9' 5" x 12' 10" (2.87m x 3.923m) 121 sq ft (11.27m²)

Rear Shop 10' 10" x 13' 5" (3.310m x 4.093m) 146 sq ft (13.54m²)

Lobby

Stairs off

Staff WC

Basement 336 sq ft (31.18m²)

Storage

First Floor

Hall

Room 1

Room 2

Second Floor

Bedroom

Ensuite Bathroom

Bedroom

Gross Floor Area 581 sq ft (54 m²)

Tenure

Freehold

Possession

Vacant Possession

Business Rates

2017 Rateable Value is £8,900. The amount payable for 2017/18 is 46.6p. For any discounts available, please contact the Great Yarmouth Borough Council. Tel: 01493 856100.

Services

We believe that mains gas, electric, water and drainage are connected.

Location

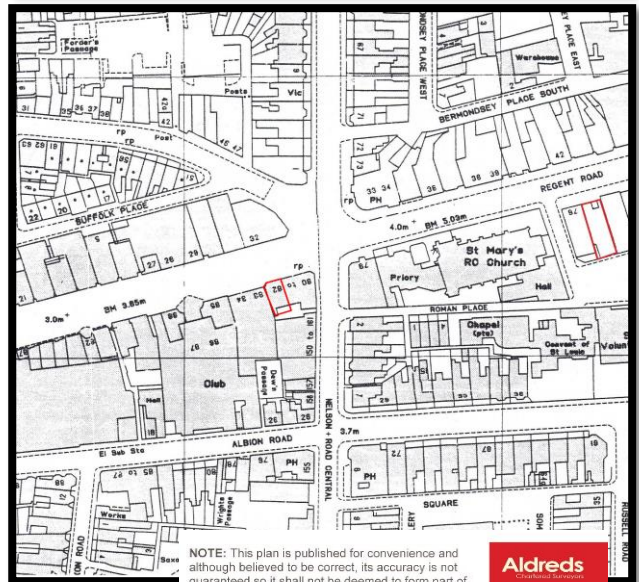
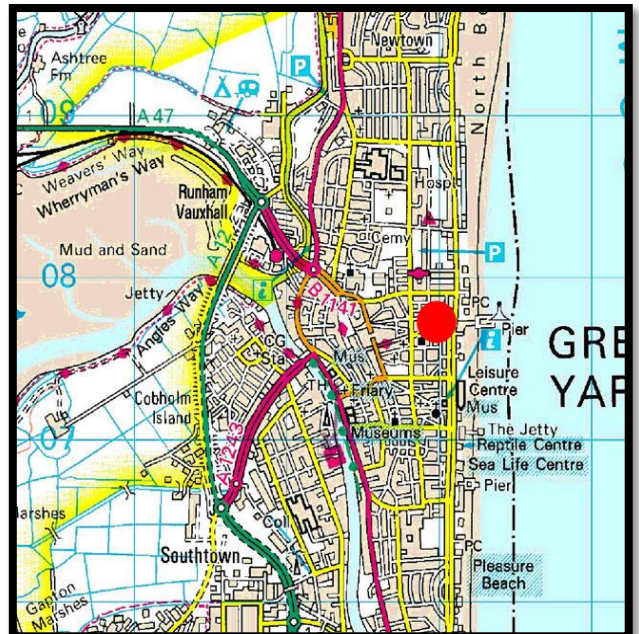
Great Yarmouth has a residential population of 93,400 and a catchment area of 205,000 people within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park. Great Yarmouth is a major East Coast town with a strong manufacturing and warehousing base and a busy seaport serving the offshore oil, wind 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.

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. Aldreds. Please note: Messrs. Aldreds 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. Aldreds 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 Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.



SITE PLAN FOR IDENTIFICATION PURPOSES ONLY

VAT

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

Legal Cost

Both parties will be responsible for their own legal costs