



## 73 High Street, Gorleston Great Yarmouth, Norfolk NR31 6RQ

A well presented mixed commercial / residential investment property situated in Gorleston town centre. Ground floor shop with separate rear access to ground floor annexe and two upper floor flats.

- Mixed use investment block
- Potential income £22,720 per annum
- Separate access via Blackwell Reach to residential parts
- Shop, rear ground floor annexe, first and second floor flats
- Prime town centre location



**Guide Price £250,000**

### Contact

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### Aldreds Chartered Surveyors

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### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	46	83



### Accommodation:

**Ground Floor Retail Area** 27.0 sq m (290 sq ft)

plus kitchen and WC.

**Ground Floor Rear Annexe** 31.3 sq m (337 sq ft)

Lounge, kitchen, bedroom and shower room.

**First Floor Flat** 37.0 sq m (398 sq ft)

Lounge with kitchenette, bedroom and shower room.

**Second Floor Flat** 29.3 sq m (315 sq ft)

Lounge with kitchenette, bedroom and shower room.

**Total Area** 128.8 sq m (1,386 sq ft)

### Business Rates & Council Tax

The Rateable Value for 2017 is £3,550 for the Ground Floor Shop & Premises. Each of the residential parts are assessed within Band A for Council Tax purposes. The tenants are responsible for payment of these outgoings.

### Services

Mains water, electricity and drainage are connected to the property. The four parts of the property are separately metered for electricity. The property has a smoke detection / fire alarm system connected.

### Tenure

Freehold subject to the existing Lease and Tenancy Agreements.

The ground floor shop is let on tenant's internal repairing terms at a rent of £6,000 per annum exclusive of outgoings for a term of 6 years from 22<sup>nd</sup> September 2017 with mid term rent review.

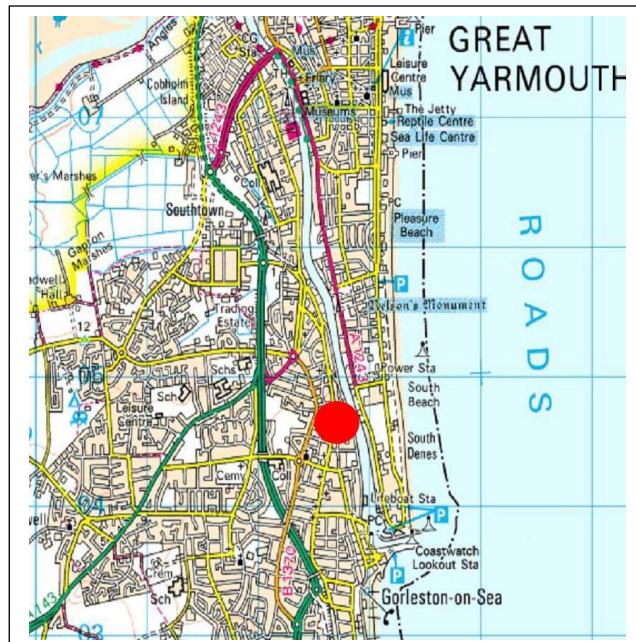
The rear ground floor annexe is let at a rent of £110 per week exclusive of outgoings.

The first floor flat is let at a rent of £110 per week exclusive of outgoings.

The second floor flat is let a rent of £440 per month exclusive of outgoings.

### Location

Gorleston-on-Sea is adjacent to the town of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status. The High Street is currently home to a small number of British chain stores such as Peacocks, Iceland and Superdrug. There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area. There is a regular bus service and the nearest train station is in Great Yarmouth which is approximately 3 miles distant.



**NOTE:** This plan is published for convenience and although believed to be correct, its accuracy is not guaranteed so it shall not be deemed to form part of the contract.

**Aldreds**  
Chartered Surveyors

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**SITE PLAN FOR IDENTIFICATION PURPOSES ONLY**

### VAT

VAT will not be applicable to the purchase price.

### Legal Costs

Both parties will be responsible for their own legal costs in the transaction.

### Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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### Disclaimer

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