



32 Wellesley Road

Great Yarmouth Norfolk NR30 1EU

A popular commercial hotel close to the beach and town centre, part updated with consent for further bedrooms.

Currently used all year for contractors in the town, the building could be adapted to a hostel or Aparthotel with the planning consent in place. The property is situated opposite a green space and on a popular mixed residential / commercial road.

- 18 Ensuite Rooms
- Good location close to the beach and town centre
- Lower ground floor kitchen
- Lower ground floor social area
- Additional Managers Flat with ensuite
- Planning consent for further bedrooms
- Lift service to all floors
- Large dining areas
- Bar / Entertaining Area

Guide Price £350,000 Freehold

Contact

Mike Younger FRICS, Mark Duffield BSc FRICS
Sharon Bray, Laura Driver on 01493 853853.

Aldreds Chartered Surveyors

Garden Room, Star & Garter House, Row 57, Great Yarmouth, Norfolk NR30 1HS
Tel: 01493 853853
Email: commercial@aldreds.co.uk
Web: www.aldreds.co.uk



Current Accommodation:

Lower Ground Floor

Bar, entertainment area, kitchen, dining room.

Ground Floor

4 guest bedrooms with en-suites. Owner's accommodation with 1 bedroom, bath and WC, lounge and kitchen. Entrance hall with lift to upper floors.

1st Floor

8 Ensuite bedrooms off a central landing.

2nd Floor

5 Ensuite bedrooms off a central landing, stairs to loft.

External

Covered yard. Disused swimming pool could be used as other space or reinstated. Roof terrace areas.

The Proposed Accommodation with planning consent consists of:-

Lower Ground Floor

3 bedrooms with ensuite with kitchen / diner.

Ground Floor

5 ensuite bedrooms

1st Floor

5 ensuite bedrooms.

2nd Floor

5 ensuite bedrooms.

3rd Floor

3 ensuite bedrooms.

Business Rates

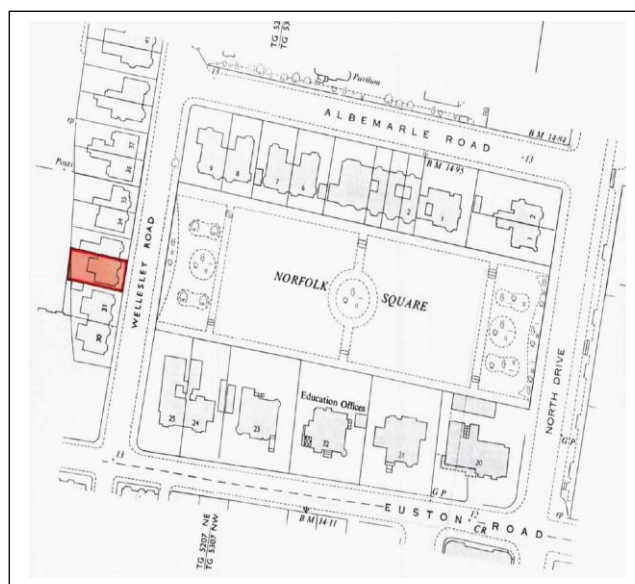
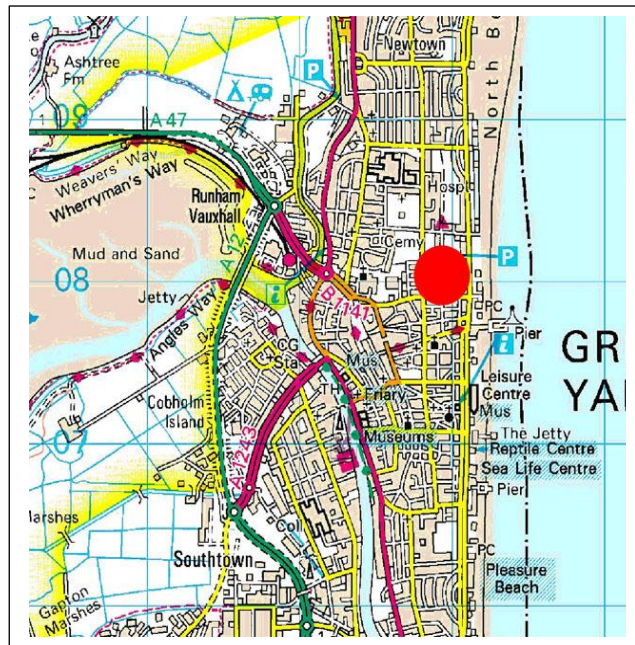
2017 Rateable Value is £10,700. The amount payable in the £ for 2017/18 is 46.6p in the £. For all discounts please contact the Great Yarmouth Borough Council on 01493 856100.

Location

Great Yarmouth has a resident population of 93,400 and a catchment area of 205,000 people within half an hour travel 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 sea port 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 in operation.

TENURE: Freehold

SERVICES: Mains water, electricity, gas & drainage are believed to be connected.



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.



This plan is prepared with the sanction of the controller of HM Stationary Office. Crown Copyright Reserved.

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.

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.