



23 Hall Quay, Great Yarmouth, Norfolk NR30 1HQ

A great opportunity to obtain a Grade 2 Listed Character Building in a prominent position for alternative purposes.

The features of the building lend themselves to themed restaurant / cafe bar or offices.

Evening and weekend parking adjoining available to let separately.

- **Ground centre piece hall**
- **The property can be refurbished to client requirements**
- **Ground Floor Main Space 181m² (1949 sq ft)**
- **Fine historic features**
- **DDA capable**
- **1st Floor suitable for living accommodation (1 or 2 flats) or other offices of 120m² (1292 sq ft)**

For Sale Freehold £149,500
Annual Rental £13,000 Leasehold

Contact

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Aldreds Estate Agents

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Reference Number: 9766/07/13

Accommodation:

Ground Floor

Main front hall. Rear areas. 181m² (1949 sq ft).

First Floor

Various Rooms 61.70m² (664 sq ft).

2nd Floor Storage

Various rooms 56.34m² (628 sq ft).

Landlords

To provide building works to the front ornate carved ceilings.

Services

Mains Gas, Electricity, Water and Drainage are understood to be connected.

Leasehold

Lease length and arrangements to be agreed. The building is let as seen, other than the landlord will repair the front ground floor curved roof.

Business Rates

2010 Rateable Value is £23,250. The 2017 Draft Valuation is also £23,250. The amount payable in the £ for 2016/17 is 49.7p.

Location

Hall Quay is an improving part of the Business District close to the Town Hall, central shopping facility and the nearby railway station.

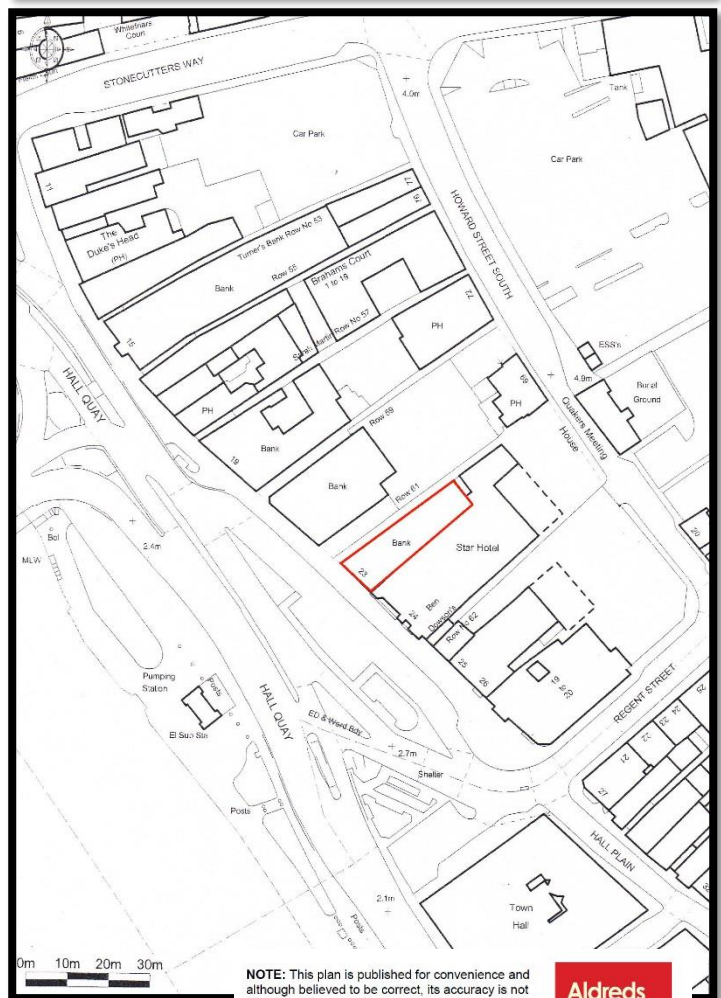
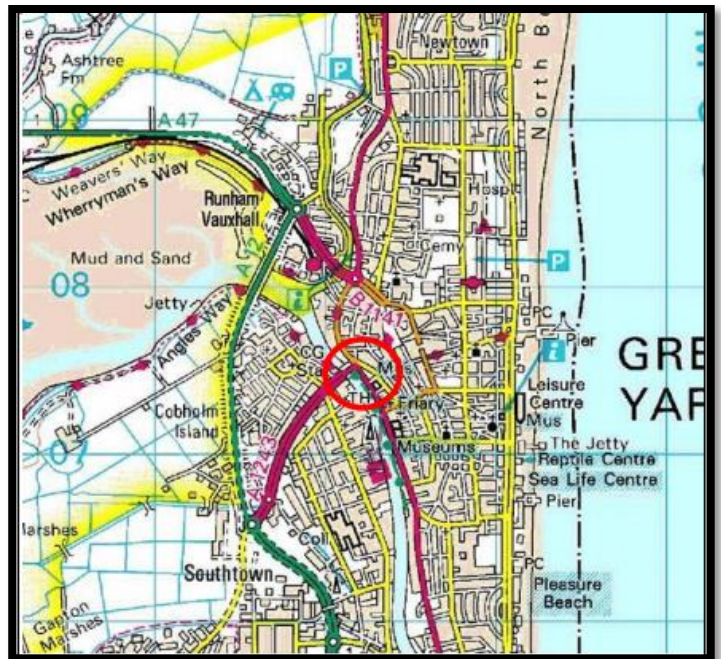
There is generous on street parking to the front areas.

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.



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.



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SITE PLAN FOR IDENTIFICATION PURPOSES ONLY

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.

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