



69 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RP

Shop with Planning Permission for a Three Bedroom Detached House to the Rear

A double fronted shop with first floor living accommodation, currently used for storage. The shop has been extended to incorporate workrooms in connection with the former florist business; it has a rear garden with glass houses and garage which has access from Blackwall Reach.

Planning Permission has been Granted (06/16/0575/F) to Demolish garage/store/greenhouses and erect single detached dwelling with integral garage.

- **Busy Shop Frontage**
- **Valuable Planning Consent**
- **Needs some Work**
- **Opposite Shopping Precinct and New Wetherspoons**
- **Potential to Convert**
- **Valuable Planning Consent**
- **Former Home to Florist**

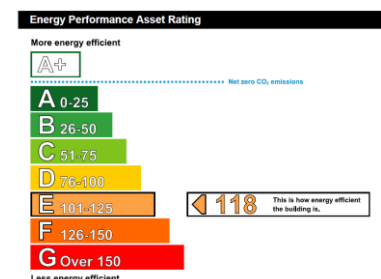
Offers in the Region Of £225,000

Contact

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Aldreds Chartered Surveyors

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Accommodation:

GROUND FLOOR

Shop 8.25m x 4.62m (27' x 15'3") - 38.1 m²

Steps up to, Rear Shop 3.46m x 4.1m (11'3" x 13'6") - 14.24 m²

Rear Workroom 2.01m x 9.31m (7' x 30'6") - 18.7 m²

Gas-fired boiler (not tested), external door, gas meter.

Store Room 1.57m x 5.8m (5' x 19'3") widens - 9.1 m²

Rear Workshop 3.26m x 7.03m (10'9" x 23') - 22.9 m²

Rear Room 3.39m x 1.90m (11' x 6'3") - 6.4 m²

Corridor Between main shop and main workshop. Doorway leads to:

Cellar 2.69m x 4m (8'9" x 13'3") - 10.76 m²

Sliding door. Used for storing flowers. Cooler.

From ground floor stairs up to:

FIRST FLOOR

Landing

Office 1 4.43m x 2.6m (14'6" x 8'9") - 11.5 m²

Store Room 2m x 2.97m (6'6" x 9'9") - 5.94 m²

Store Room 3.4m x 4.4m (11'3" x 14'6") - 15 m²

Steps up from Landing to Lobby

Kitchen / Store 3.2m x 4m + bay. (10'6" x 13'3")

Stainless steel sink unit

Bathroom

Panelled bath, pedestal wash basin, low level WC suite, half-tiled walls, airing cupboard with fornic tank.

Outside

Brick and slate with a bay, Victorian with later addition. Rear yard has 600 gallon capacity oil storage tank for central heating (not tested).

Back Yard

Greenhouse Lean-to runs from back to front of yard. Yard is paved. Timber shed. Old cold frame. Outbuildings. Back gate. Shed. Main roofs are slate with a valley gutter. Single storey extension is flat felt.

Garage

From Blackwall Reach (sunken). Corrugated tin roof.

Planning Permission - 06/16/0575/F - Granted January 2017

Demolish garage/store/greenhouses and erect single detached dwelling with integral garage.

Business Rates

Rateable Value for 2017 is £7,800. The amount payable in the £ for 2017/18 is 0.466p for rateable values under £51,000.

Location

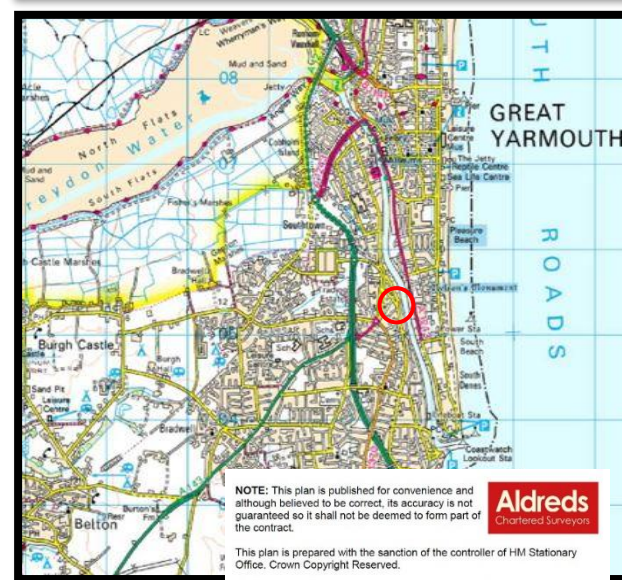
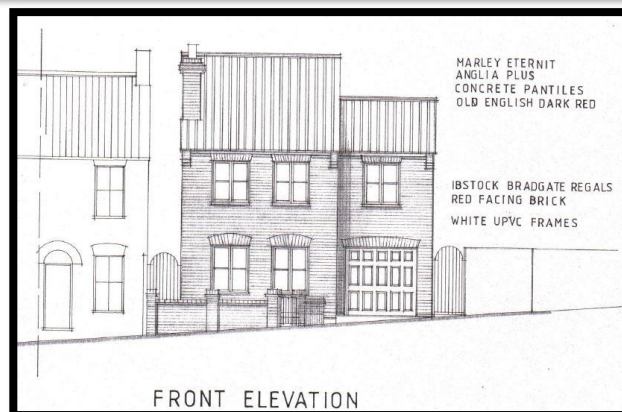
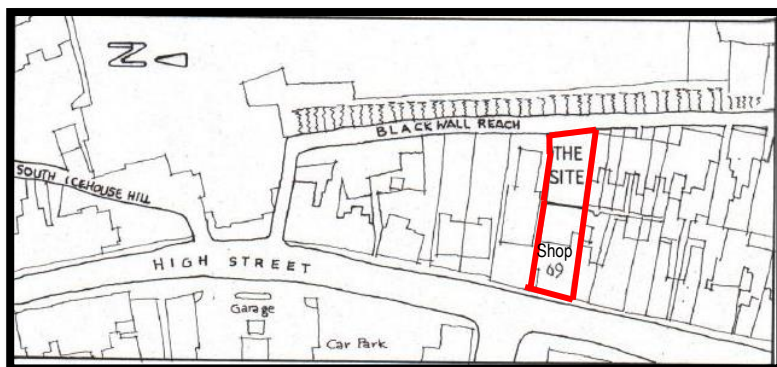
Gorleston-on-Sea is adjacent to the town of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status. 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.

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

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Services

Mains water, electricity, gas and drainage are believed to be present.

Tenure

Freehold

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 Costs

Both parties will be responsible for their own legal costs.