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Ground Floor Retail Unit & 3 Bed Apartment
The Bakery & Flat The Street Hemsby, Great Yarmouth, NR29 4EU

Price £259,950 Freehold
EPC Rating TBC

A great opportunity to acquire freehold retail business premises in the centre of the popular bustling village Hemsby. The shop is currently run as a bakers but would suit a variety of uses. A generously apportioned 3 bedroom apartment is provided above the shop with separate access from the rear. Early viewing essential.

LOCATION

The property occupies a prominent position fronting The Street in the centre of Hemsby. Hemsby has a large resident population and is a popular holiday destination boosting the local population significantly during the holiday periods and therefore providing an even greater customer base. Other nearby occupiers include the Bell Public House, Alan's Butchers, Crossroads Garage and the Hemsby Post Office.

PROPERTY DESCRIPTION

The subject premises comprise a ground floor former bakers shop and a first floor self contained 3 bedroom apartment. The building is of brick construction under a pitched tiled roof. Access to the shop is via a pedestrian door to the front with full height display window to The Street.

The main shop area has a vinyl floor providing enough space for display counters, wall racking and also chairs and tables if required. There are two windows to the side fronting Lexington Close. To the rear there is a preparation area with extraction system in place from the previous use being a bakers. There is also a further preparation area to the rear all prepared for food preparation. Freezer room and a cloakroom with wc.

SCHEDULE OF ACCOMMODATION

The ground floor provides the following floor areas:-

Retail Area	62.21 sq m	(670 sq ft)
Rear Preparation Rooms	21.64 sq m	(233 sq ft)

There is rear access leading back from Lexington Close

The first floor of the property is accessed via stairs to the rear of the property and the following accommodation is provided :-

Landing
3.37m x 2.68m

Cloakroom
2.25m x 0.87m including low level wc

Shower Room
2.23m x 1.75m vinyl flooring, fully tiled walls, walk-in double shower unit with electric shower over, wash hand basin, upvc window to side elevation.

Kitchen
5.44m x 2.82m fully fitted with vinyl flooring, providing a range of floor and wall mounted cupboards and drawers with Beech fronts and stainless steel pull handles, integrated electric oven with four ring hob over and extractor fan unit, fluorescent lighting, upvc window to rear elevation.

Dining Room
4.06m maximum x 2.79m - carpet, upvc window to side elevation, patio doors to roof terrace.

Lounge
5.55m x 5.30m large airy room with double aspect windows, carpeted, tv point, ceiling and wall lighting.

Master Bedroom
5.32m x 3.02m good size double bedroom with upvc window to front elevation and wall lighting.

Bedroom 2
3.41m x 2.71m double room with double aspect windows, radiator, lighting.

Bedroom 3
3.36m x 2.41m carpet, upvc window to side elevation, lighting.

Conservatory
3.92m x 3.65m carpeted with upvc construction and roof, door to side terrace area

OUTSIDE

To the side of the property there is allocated car parking for up to two vehicles and further on street parking via Lexington Close and The Street. Single Garage?

SERVICES

We believe that mains water, drainage and electricity are connected to the property. Heating is provided via oil fired heating system. The boiler being located in the ground floor of the property.

TERMS

The property is available Freehold with Vacant Possession at a Guide Price of £259,950

BUSINESS RATES

The property is assessed for Business Rates purposes at the following Rateable Value ?? - The Flat is assessed for Council Tax purposes as Band A

VIEWING

Strictly by appointment with the selling agents BYCROFT COMMERCIAL. Tel. 01493 844489

