

## Northgate Street, Great Yarmouth

Guide Price £375,000 - £400,000 Freehold

Energy Efficiency Rating : D

- ✓ Mixed Use Investment Property
- ✓ Ground Floor Double Fronted Retail
- ✓ Four Separate Apartments
- ✓ Close to £40k Gross Income
- ✓ 2700 Sq. ft. of Commercial
- ✓ 2x One Bedroom Flats
- ✓ 2x Two Bedroom Flats
- ✓ Potential for Redevelopment (stp)

To arrange an accompanied viewing please call our Centralised Hub on 01603 336116





This MIXED USE INVESTMENT PROPERTY is providing a GROSS INCOME close to £40k PA, comprising FOUR RESIDENTIAL FLATS and a SUBSTANTIAL 2700 Sq ft. COMMERCIAL PREMISES which offers potential to SUB-DIVIDE or CONVERT - subject to planning. Situated in the heart of GREAT YARMOUTH on NORTHGATE STREET, the DOUBLE FRONTED COMMERCIAL unit is leased until 2024, with an office suite to the first floor. The RESIDENTIAL ELEMENT is located on the first and second floors, with TWO one bedroom flats, and TWO two bedroom flats - all let on rolling periodic assured short hold tenancy agreements. The FLATS are presented in good decorative order, with spacious rooms and SECURE COMMUNAL entrance. With a hall entrance, doors lead to the SITTING/DINING ROOM, OPEN PLAN KITCHEN with space for appliances, either ONE or TWO SPACIOUS BEDROOMS and family SHOWER or BATHROOM. All flats have their own utilities and central heating boilers.

#### LOCATION

Located on Northgate Street, within the heart of Great Yarmouth, you can easily walk to a vast array of local amenities, shops, schools and medical facilities. Various bus links lead in and out of the town, whilst the beach is only a short walk away. Suited to a single person or couple, this property is located within a secure building of four, and is ideal for those working in town, or working away requiring a 'lock up and leave' property.

#### DIRECTIONS

You may wish you use your Sat-Nav (NR30 1BA), but to

help you...Upon entering Great Yarmouth from the A149 roundabout passing Asda, continue straight over, turning left at the traffic lights onto Northgate Street. Continue along, where the property can be found on your left hand side.

#### COMMERCIAL

Commercial £1250 PCM - Lease ending 2024

The unit is a double fronted retail premises, with two main retail areas including storage. A rear retail space with a kitchen can be found, with a warehouse style space and toilet beyond. Spiral stairs lead to the first floor office with storage, kitchenette and toilet.

#### FLAT 1 & FLAT 3 ACCOMMODATION

Flat 1 £500 PCM - Periodic Tenancy Agreement

Flat 3 £500 PCM - Periodic Tenancy Agreement

#### Entrance door to:

#### ENTRANCE HALL

Fitted carpet, entry telecom system, heating thermostat, smooth ceiling, electric fuse box, storage shelving, doors to:

#### SITTING ROOM

12' 7" x 11' 7" (3.84m x 3.53m) Centred around a beautiful cast iron fire place with timber surround, this well presented living space offers a seating and dining area, with fitted carpet, radiator, sash window to front, television point, smooth ceiling, opening to:

### KITCHEN

9' 3" x 38' 11" (2.834m x 11.876m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap over, tiled splash backs, space for electric cooker with extractor fan fitted above, space for fridge and washing machine, tile effect flooring, radiator, sash window to front, smooth ceiling.

### DOUBLE BEDROOM

11' 8" x 8' 11" (3.580m x 2.721m) Fitted carpet, radiator, uPVC double glazed window to rear, wall mounted gas fired central heating boiler, smooth ceiling.

### FAMILY BATHROOM

White three piece suite comprising low level W.C, pedestal hand wash basin, panelled bath with mixer shower tap and space for a shower curtain, tiled splash backs, vinyl flooring, radiator, uPVC obscure double glazed window to rear, extractor fan, smooth ceiling.

### FLAT 2 & FLAT 4 ACCOMMODATION

Flat 2 £535 PCM - Periodic Tenancy Agreement

Flat 4 £535 PCM - Periodic Tenancy Agreement

Entrance door to:

### ENTRANCE HALL

Fitted carpet, thermostat heating control, electric fuse box, intercom entry phone, smooth ceiling, doors to:

### BEDROOM

8' 7" x 7' 10" (2.64m x 2.390m) Fitted carpet, radiator, sash window to front, smooth ceiling.

### SITTING ROOM

12' 5" x 11' 5" (3.78m x 3.48m) Fitted carpet, radiator, sash window to front, television and telephone points, smooth ceiling, open plan to:

### KITCHEN

8' 11" x 5' 8" (2.72 m x 1.75m) Fitted range of wall and base level units with complementary rolled edge work surfaces, and inset stainless steel sink and drainer unit with mixer tap over, tiled splash backs, space for electric cooker with extractor fan fitted above, space for fridge and washing machine, tile effect flooring, radiator, sash window to front, smooth ceiling.

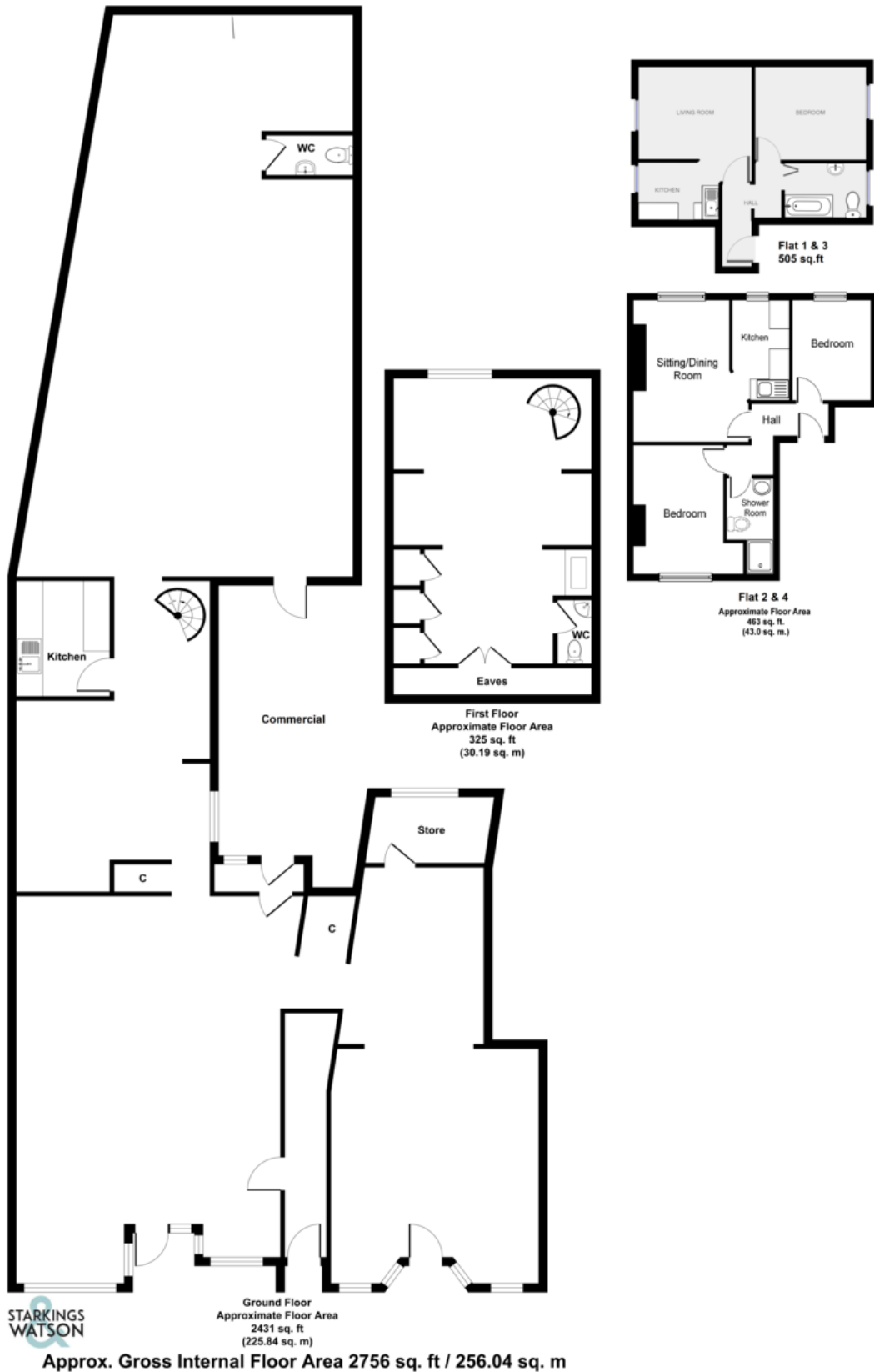
### DOUBLE BEDROOM

11' 7" x 8' 4" (3.53m x 2.54m) Fitted carpet, radiator, window to rear, wall mounted gas fired central heating boiler, smooth ceiling.

### SHOWER ROOM

White three piece suite comprising low level W.C, pedestal hand wash basin, shower cubicle with thermostatically controlled shower, tiled splash backs, vinyl flooring, radiator, extractor fan, smooth ceiling.





Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

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