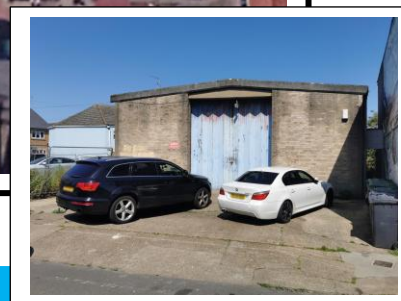


Freehold For Sale

Guide Price : £115,000

3A Beach Road, Gorleston, Great Yarmouth, Norfolk NR31 6BH

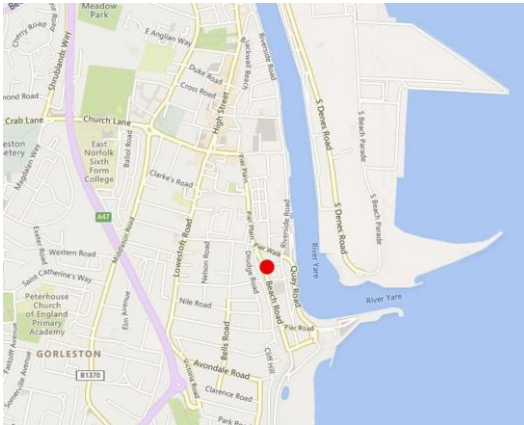


## Warehouse / Workshop - For Sale -

- Warehouse / workshop 158.5 sq m (1,706 sq ft)
- Office and WC 5.1 sq m (54 sq ft)
- Height to underside of eaves of approximately 3m
- Surfaced parking to the front
- Potential residential development site (subject to planning)

info@eastcommercial.co.uk  
Tel: 01493 853853

# 3A Beach Road, Gorleston, Great Yarmouth, Norfolk NR31 6BH



## Location

Gorleston-on-Sea is a thriving suburb 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.

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.

## Location

Beach Road is a mixture of commercial and residential properties and runs north to south linking England's Lane / Pier Walk to Lower Esplanade / Pier Gardens. Hence close to both The Cliff and Pier Hotels and Gorleston beach.

## Description

Warehouse / workshop with surfaced parking area to the front. Warehouse / workshop 158.5 sq m (1,706 sq ft) with height to underside of eaves of approximately 3m. Access via pair of metal doors from forecourt. Small office and with WC facility.

## Accommodation

Warehouse / workshop	1,706 sq. ft	158.4 sq. m
Office incl. WC	54 sq. ft	5.1 sq. m
Rear Yard		
<b>Total</b>	<b>1,760 Sq. Ft</b>	<b>163.5 Sq. M</b>

## Services

Prospective buyers should satisfy themselves of availability of services. Understood water and electricity were previously connected.

## Tenure

Freehold - Land Registry No. NK525631.

## Terms

The freehold interest is offered for sale at a guide price of £115,000 subject to contract.

## Possession

Vacant possession upon completion.

## Planning

E - Commercial, Business and Service.



# 3A Beach Road, Gorleston, Great Yarmouth, Norfolk NR31 6BH



## Business Rates

The Rateable Value is £4,200. An occupier could be eligible for 100% rates relief upon successful application to Great Yarmouth Borough Council Business Rates Department 01493 856100.

## EPC

The property has an EPC rating 'E'. The Certificate and Recommendation Report are available upon request.

## VAT

We understand that VAT will not be applicable to the purchase price.

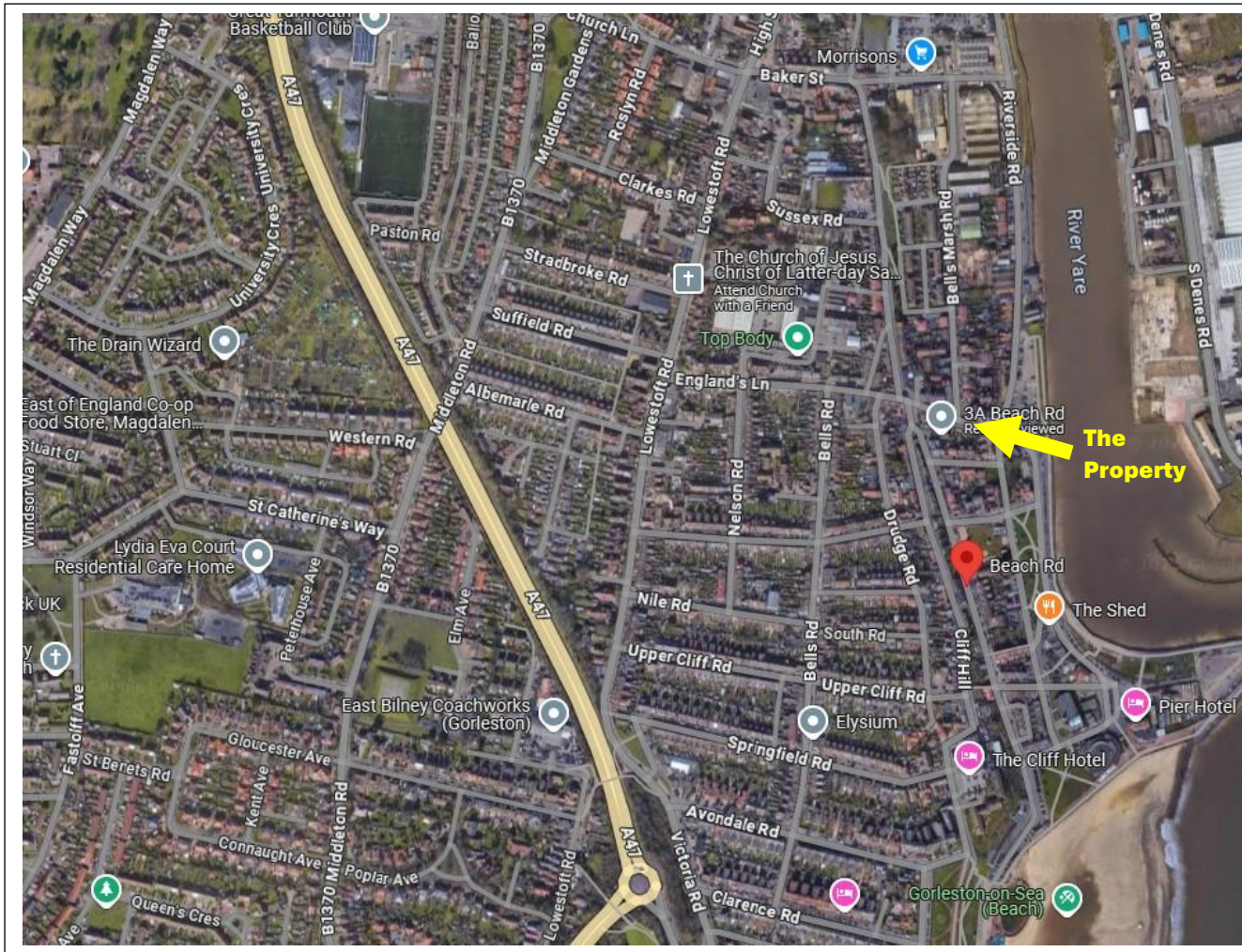
## Legal Costs

Both parties will be responsible for their own legal costs.

## Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

# 3A Beach Road, Gorleston, Great Yarmouth, Norfolk NR31 6BH



## Agent Details

For further details please contact:

**Hamish Duncan**

01493 853853

Hamish.duncan@eastcommercial.co.uk

[www.eastcommercial.co.uk](http://www.eastcommercial.co.uk)

### 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. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd 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. East Surveyors Ltd 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 East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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