

CARE HOME

For Sale – Part Completed 60 Bed Care Home



Harbour Quays, 36 Riverside Road, Gorleston-on-Sea, Great Yarmouth, Norfolk NR31 6PZ

- **Part completed four storey 60 bed care home approx 1,348.61 sq m (14,516 sq ft)**
- **Additional land nearby available by separate negotiation**
- **Would be suitable for conversion to residential living accommodation**
- **Located within close proximity to the high street, and 4.7 miles from Great Yarmouth**
- **For sale freehold price upon application**

Location

Gorleston-on-Sea is located approximately 24 miles south-east of Norwich, and 4.7 miles south of Great Yarmouth. Gorleston-on-Sea has a resident population of 24,785. The town is located on the A47, which runs from the West Midlands to Lowestoft.

Great Yarmouth provides access to mainline rail services 3 miles north of the site, with a route to Norwich departing every hour having a journey time of circa 30 minutes. Norwich provides further services to London Liverpool Street with an average journey time of around 1 hour 45 minutes.

Situation

The property is situated within close proximity to the high street with an array of amenities including primary and secondary schools, a supermarket and convenience stores, a GP medical centre and the James Paget Hospital.

Accommodation

| | | |
|------------------|---------------|--------------|
| Total Floor Area | 1,348.61 sq m | 14,516 sq ft |
|------------------|---------------|--------------|

Energy Performance Certificate

An EPC will be commissioned if required.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Viewing

Strictly by prior appointment with the sole agents Penn Commercial on:



Suite C, Orwell House,
The Strand, Wherstead,
Ipswich IP2 8NJ

01473 211933

vanessa@penncommercial.co.uk
penncommercial.co.uk

Description

The property comprises a part completed four storey 60 bed care home. The property is arranged in three blocks, each block with 6 bedrooms on levels 1, 2 and 3, and 3 bedrooms on level 4. All the bedrooms are en-suite. There are no care suites on the ground floor. The property would be suitable for conversion to residential living accommodation.

Additional land nearby available by separate negotiation.

Planning

The property has consent for care home use. All interested parties should contact Great Yarmouth Borough Council on 01493 846242.

Business Rates

To be assessed. All interested parties should contact Great Yarmouth Borough Council on 01493 856100.

Terms & Tenure

The property is available for sale freehold, price upon application.

VAT

Is applicable.

Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed purchaser to satisfy themselves as to their operation / condition including any IT and telecommunications links. Service charge to be confirmed.

| Block - 1 | | | | Block - 2 | | | | Block - 3 | | | |
|--------------------------------|---------|------|----------|--------------------------------|---------|------|----------|--------------------------------|---------|------|----------|
| No Care Suites on Ground Floor | | | | No Care Suites on Ground Floor | | | | No Care Suites on Ground Floor | | | |
| Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite |
| L01 | 1 | 21.6 | 3.9 | L01 | 1 | 21.6 | 3.9 | L01 | 1 | 21.6 | 3.9 |
| | 2 | 20.6 | 5.4 | | 2 | 15.1 | 5.4 | | 2 | 15.2 | 5.4 |
| | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 |
| | 4 | 20.8 | 5.3 | | 4 | 20.8 | 5.3 | | 4 | 20.8 | 5.3 |
| | 5 | 15.2 | 5.3 | | 5 | 15.2 | 5.3 | | 5 | 20.6 | 5.3 |
| | 6 | 21.4 | 3.9 | | 6 | 21.4 | 3.9 | | 6 | 21.4 | 3.9 |
| Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite |
| L02 | 1 | 21.6 | 3.9 | L02 | 1 | 21.6 | 3.9 | L02 | 1 | 21.6 | 3.9 |
| | 2 | 20.6 | 5.4 | | 2 | 15.1 | 5.4 | | 2 | 15.2 | 5.4 |
| | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 |
| | 4 | 20.8 | 5.3 | | 4 | 20.8 | 5.3 | | 4 | 20.8 | 5.3 |
| | 5 | 15.2 | 5.3 | | 5 | 15.2 | 5.3 | | 5 | 20.6 | 5.3 |
| | 6 | 21.4 | 3.9 | | 6 | 21.4 | 3.9 | | 6 | 21.4 | 3.9 |
| Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite |
| L03 | 1 | 21.6 | 3.9 | L03 | 1 | 21.6 | 3.9 | L03 | 1 | 21.6 | 3.9 |
| | 2 | 20.6 | 5.4 | | 2 | 15.1 | 5.4 | | 2 | 15.2 | 5.4 |
| | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 |
| | 4 | 20.8 | 5.3 | | 4 | 20.8 | 5.3 | | 4 | 20.8 | 5.3 |
| | 5 | 15.2 | 5.3 | | 5 | 15.2 | 5.3 | | 5 | 20.6 | 5.3 |
| | 6 | 21.4 | 3.9 | | 6 | 21.4 | 3.9 | | 6 | 21.4 | 3.9 |
| Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite | Level | Bedroom | Area | En-Suite |
| L04 | 1 | 21.6 | 3.9 | L04 | 1 | 21.6 | 3.9 | L04 | 1 | 21.6 | 3.9 |
| | 2 | 20.6 | 5.4 | | 2 | 15.1 | 5.4 | | 2 | 15.2 | 5.4 |
| | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 | | 3 | 20.8 | 5.3 |

Harbour Quays

