

Aldreds
Estate Agents



Fish & Chip Shop, Flat 1 & Flat 2, 37 Camden Road

, Great Yarmouth, NR30 3AB

Asking Price £225,000



Fish & Chip Shop, Flat 1

, Great Yarmouth, NR30 3AB

- FOR SALE -FULLY LET INVESTMENT TAKEAWAY WITH TWO SEPARATE APARTMENTS An opportunity to purchase a fully let mixed commercial / residential property. The commercial part has a prominent frontage and incorporates takeaway, servery, kitchen, preparation and staff WC. The commercial part is let at a rent of £130 per week. Separately accessed from the front is a self contained two bedroom apartment arranged over ground and first floors. Separately accessed from the rear is a self contained one bedroom apartment arranged over ground and first floors. Each apartment has an enclosed garden.

Commercial

390 sq. ft (36.2sq. m)

Servery, preparation and store areas, staff wc.

Apartment 1

Ground Floor

Entrance and Utility Room

Lounge

15'5" x 10'2" (4.70 x 3.10)

Bedroom Plus Ensuite

11'6" x 10'2" (3.51 x 3.10)

Kitchen

9'6" x 7'7" (2.90 x 2.31)

First Floor Bedroom Including WC

15'5" x 10'2" (4.70 x 3.10)

Apartment 2

Ground Floor.

Entrance and Utility Room

Shower Room and WC

First Floor

Lounge/Dining Room

11'2" x 9'2" (3.40 x 2.79)

Kitchen

11'10" x 6'7" (3.61 x 2.01)

Bedroom

14'1" x 10'2" (4.29 x 3.10)





Tenure

Freehold.

The fish and chip shop is let by way of a Lease at a weekly rent of £130.

Apartment 1 is let at a weekly rent of £179 inclusive of outgoings.

Apartment 2 is let at a weekly rent of £159 inclusive of outgoings.

Further details available from the agent.

Services

Mains water, electricity, gas and drainage are connected to the property.

The commercial part is metered separately and the tenant of the fish and chip shop pays the suppliers of electricity and gas directly.

The residential apartments have a shared electricity and gas supply which the landlord pays directly and recovers via the rents.

The landlord pays the water and drainage costs and recovers 1/3 from the commercial tenant. Further details available from the agent.

Terms

The freehold is offered for sale at a guide price of £225,000 (subject to contract).

Possession

Subject to a Lease in respect of the commercial part and Tenancy Agreements in respect of each of the two apartments.

Business Rates & Council Tax

Great Yarmouth Borough Council

Council Tax Band A for both apartments.

The tenants are responsible for these outgoings.

Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour is now completed and a third river crossing is currently under construction.

Camden Road is situated within a densely developed residential area and is a short walking distance of both Great Yarmouth town centre and the sea front 'Golden Mile'.

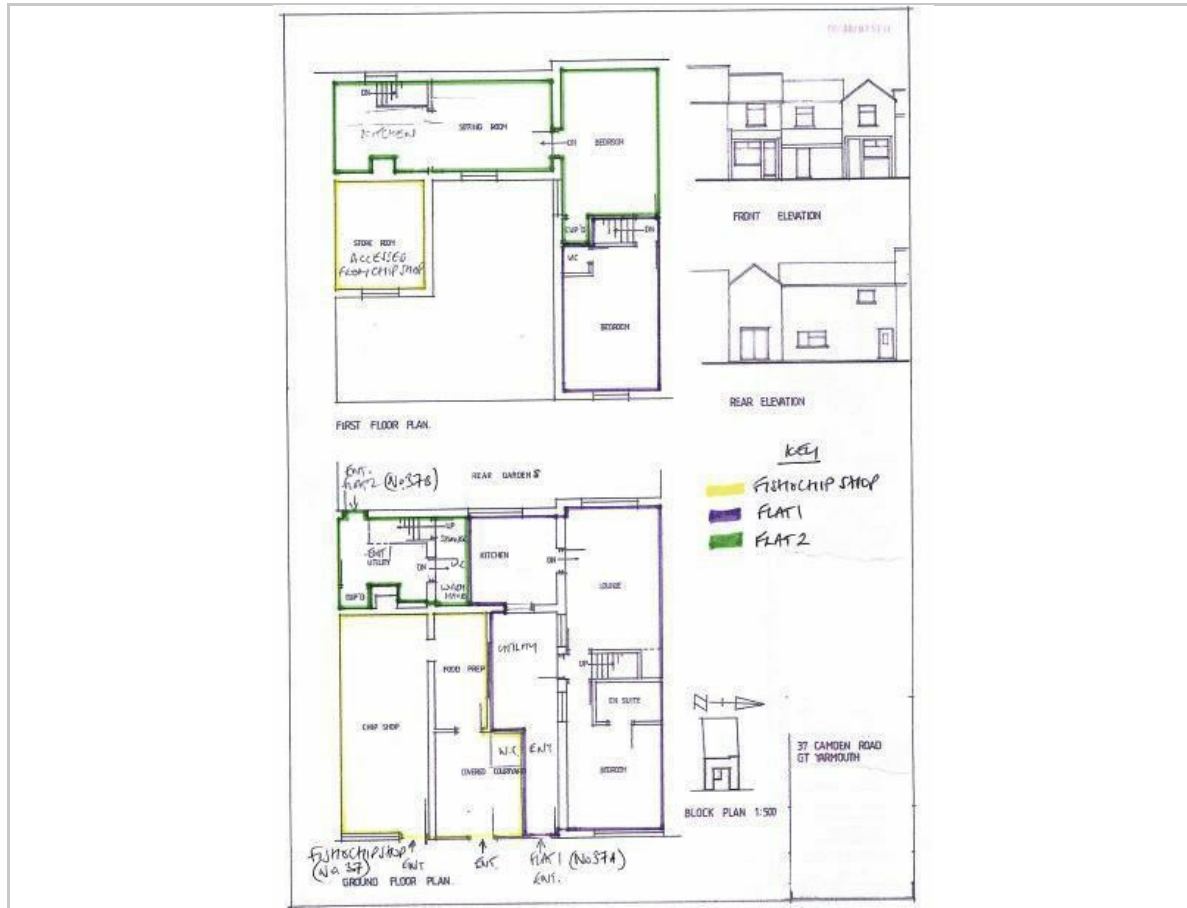
EPC Rating

The Property has three separate Energy Performance Ratings. The commercial is rated "E" and the apartments are each "D". The Certificates and Recommendation Reports are available upon request.

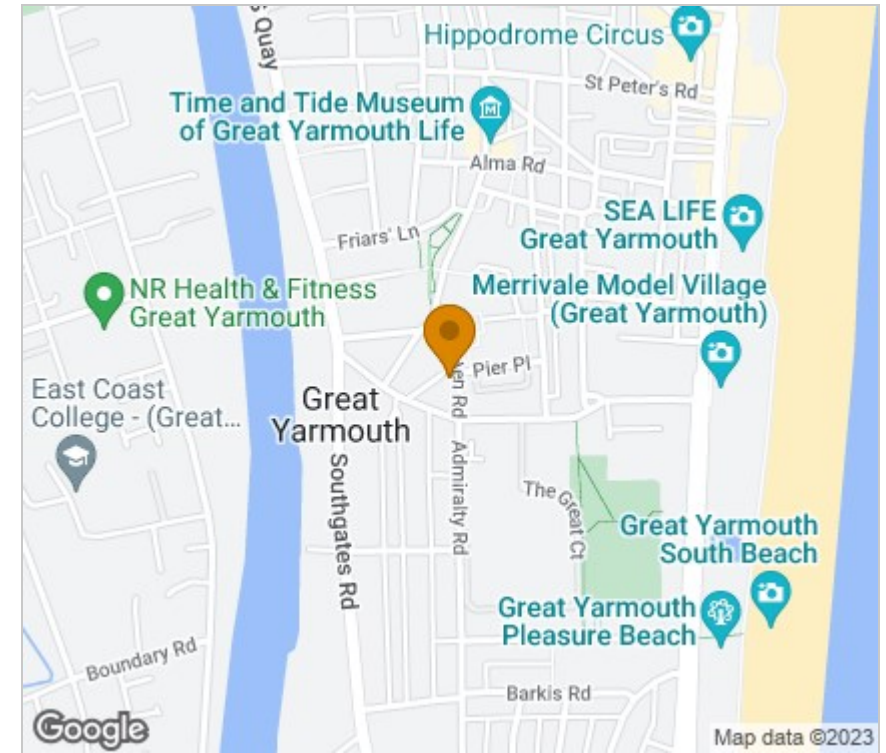
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Floor Plan



Area Map



Energy Efficiency Graph

Viewing

Please contact our Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

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