



Aldreds
Estate Agents

18 Regent Road
Great Yarmouth NR30 2AF
Price Guide £399,995

18 Regent Road

An opportunity to purchase one of Great Yarmouth's most iconic buildings which for more than 50 years housed the 'House of Wax'. The property underwent part adaption to residential further to planning consent granted in 2012 for change of use to residential dwelling. The building has an attractive front elevation incorporating double frontage and is arranged over three floors which are connected by both central and rear internal staircases. On each floor are a pair of large well proportioned front rooms previously used as living accommodation / exhibition galleries and with lounge, kitchen, bedrooms and bathrooms to the rear. At ground floor level an additional large covered area previously housed an amusement arcade and with ancillary garage and stores. Externally to the front are four self contained kiosks which have over previous years been let to retail traders and to the rear is an enclosed courtyard for car parking accessed via a private roadway from South Market Road.

Ground Floor

Main Building

2,146sq.ft. (199.36sq.m.)

Rear Stores and Garage

1,525sq.ft. (141.67sq.m)

Kiosks (4 no.)

450sq.ft. (41.8sq.m.)

First Floor

Main Building

2,196sq.ft. (204.01sq.m.)

Basement

Main Building

1310sq.ft. (121.7sq.m.)

TOTAL SQUARE FLOOR AREA

7.627sq.ft. (7088.55sq.m.)

Location

Regent Road is a pedestrianised street which links the sea front to the town centre and is especially busy during the summer months with its mix of shop, restaurants and leisure related occupiers. The property is well located to the north ('sunny side') of Regent Road. To the west is Great Yarmouth town centre and Market Gates Shopping Centre and to the east is Britannia Pier (north point of the town's Golden Mile). To the north and south of Regent Road are densely populated residential areas.

Great Yarmouth

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 third river crossing (Herring Bridge) has now been completed.

Services

Mains water, electricity and drainage are connected to the main building.

Tenure - FREEHOLD





Terms

The freehold interest is offered for sale at a guide price of £399,995.

Possession

Vacant possession upon completion.

Planning

Front Kiosks - Class E (Commercial, Business and Service).

Main building - Class C3 (Dwelling House). Planning consent was granted in 2012 for change of use from waxworks to residential dwelling.

The property is situated within a conservation area titled 'St Georges'.

Council Tax and Business Rates

The main building is assessed as Band 'D' for council tax purposes.

The front kiosks have separate business rates assessments and with an occupier likely to receive 100% business rates relief:

Kiosk 1 - R. V. £2,900. Kiosk 2 - R. V. £3,500.

Kiosk 3 - R. V. £2,025. Kiosk 4 - R. V. £2,025.

EPC

The Property has an Energy Performance Rating of "G" (Rating 14). The Certificate and Recommendation Report are available upon request.

VAT

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

Legal Costs

Each party to be responsible for their own legal costs.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the purchaser will be required to provide proof of identity, address and funds to the selling agents prior to solicitors being instructed.

Agent Details

For further details please contact:

Hamish Duncan

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Joint Agent :

Aldreds Estate Agents

17 Hall Quay

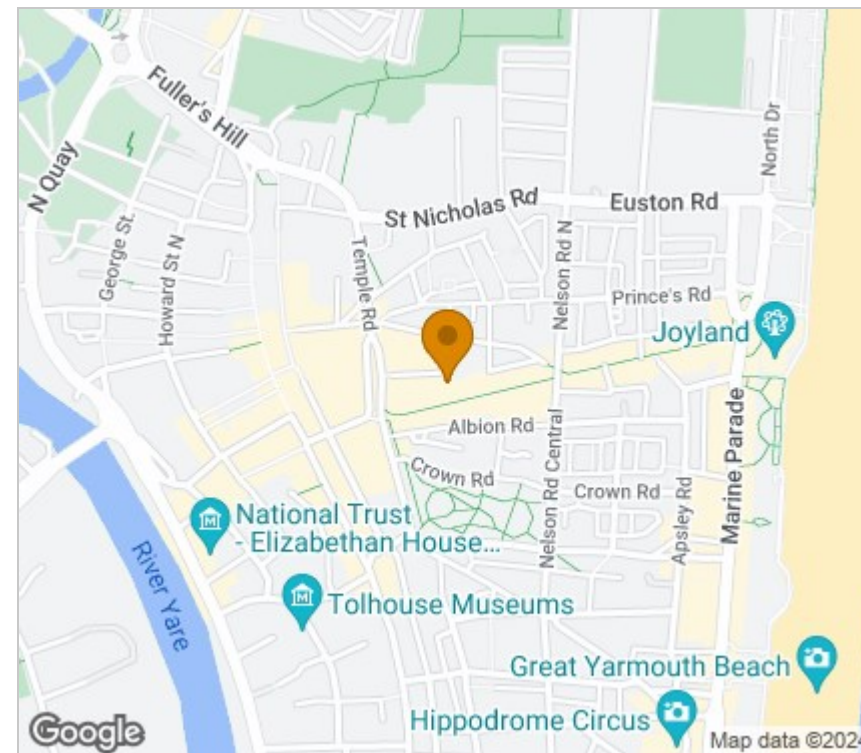
Great Yarmouth NR30 1HJ

Tel: 01493 844891

Floor Plan



Area Map



Viewing

Please contact our Aldreds 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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