

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



25 REGENT STREET & APARTMENTS 1-3, ROW 71 GREAT YARMOUTH NORFOLK NR30 1RL

- TOWN CENTRE INVESTMENT OPPORTUNITY
- GROUND FLOOR OFFICE SUITE & 3 APARTMENTS
 - RECENTLY REFURBISHED & FULLY LET
- COMBINED RENTAL INCOME OF £27,000 per annum

FREEHOLD INVESTMENT FOR SALE

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LOCATION

The property is located close to Great Yarmouth Town Hall, with its front elevation to Regent Street and its rear elevation to Row 71, off Hall Plain.

DESCRIPTION

The ground floor comprises a commercial office suite extensively refurbished in 2020 by the tenants, 'Big C' Cancer Charity. The tenants are Norfolk's primary charity in the sector and the premises are used for the counselling and support of cancer patients.

Accessed from a separate entrance lobby at Row 71 is a communal staircase leading to three self-contained and recently refurbished residential apartments. Each apartment has a lounge and kitchen at entry level, plus double bedroom, single bedroom and bathroom/wc on an upper level.

The apartments have modern floor finishes, are attractively decorated, have well-presented kitchen and bathrooms and electric heating. All are very well maintained by the established tenants.

ACCOMMODATION

The property provides the following approximate floor areas and dimensions: -

	<i>sq. m.</i>	<i>(sq. ft.)</i>
Ground floor office suite	94.0	1,011

Apartment 1

Lounge: 5.72 m x 3.08m

Kitchen: 3.20m x 2.07m

Stairs to: -

Bedroom 1: 3.38m x 3.31m

Bedroom 2: 3.04m (max) x 2.37m

Bathroom/wc

Apartment 2

Lounge: 5.72 m x 3.54m

Kitchen: 3.46m x 2.25m

Stairs to: -

Bedroom 1: 3.48m x 3.38m

Bedroom 2: 3.61m (max) x 2.11m

Bathroom/wc

Apartment 3

Lounge: 5.78m x 3.65m

Kitchen: 3.61m x 2.17m

Stairs to: -

Bedroom 1: 3.57m x 3.04m

Bedroom 2: 3.24m (max) x 2.31m

Bathroom/wc

ENERGY PERFORMANCE CERTIFICATE

Office suite – Band C (valid until 13.08.2023)

Apartment 1 – Band C (valid until 20.10.2029)

Apartment 2 – Band C (valid until 20.10.2029)

Apartment 3 – Band E (valid until 16.12.2030)

TENURE & RENT

The ground floor lease to Big C Appeal Limited provides an excellent covenant on a lease term of 10 years from 7th February 2020 at a rent of £9,900 per annum, payable quarterly in advance.

Assured Shorthold Tenancy Agreements are in place for each residential apartment and the tenants have been in occupation as follows:

Apartment 1 – from March 2019

Apartment 2 – from February 2021

Apartment 3 – from May 2017

The combined rental income is £17,100 per annum, averaging £475 per calendar month per apartment.

TERMS

This mixed freehold investment opportunity is offered for sale at a guide price of £375,000 (subject to contract).

FURTHER INFORMATION

If you require any further information from Wiseman Commercial, please use one of the following options:

Telephone or text: 07805 713081

E-mail: gary@wisemancommercial.co.uk

Website: www.wisemancommercial.co.uk

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