

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**148 BELLS ROAD
GORLESTON ON SEA
GREAT YARMOUTH
NR31 6AG**

- FORMER CLINIC PREMISES
- AVAILABLE DUE TO RETIREMENT
- SUITABLE FOR CLINIC/OFFICE or RETAIL/SALON USES

FOR SALE or TO LET

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LOCATION

The property is well located in the busy Bells Road area of Gorleston-on-Sea. It is close to retail parades, within a densely populated residential area and has adjacent '60-minute free parking' availability.

DESCRIPTION

A mid-terraced, part two-storey commercial property, with large single storey rear extension, all under pitched tiled roof coverings. The property has traded as 'The Foster Clinic' since 1988 and is available due to the owner's retirement.

Features of the property include:

- Ramped access to front entrance door
- UPVC double glazed shopfront
- Large reception office (with open staircase to first floor)
- Kitchenette and single wc
- Large extension treatment room with open plan layout
- Further treatment room
- Single office / consulting area at 1st floor level
- Well-presented décor and floor finishes
- Electric heating & washbasins throughout

ACCOMMODATION

The unit is configured as follows:

Internal width: 3.43m

Internal depth: 25.00m (approx.)

	<i>sq.m.</i>
Front reception office	25.7
Kitchenette:	3.1
Rear treatment room:	29.8
Rear treatment room:	11.8
First floor office:	27.4
Total floor area	97.8

SERVICES

Mains water, drainage and electricity supplies are connected.

BUSINESS RATES

RV £7,900 (which currently qualifies the property for full small business rates relief).

EPC

Band E (assessed 29th April 2022)

TERMS

TO LET: For a minimum 3-year term, at a rent of £10,400 per annum, payable by monthly standing order (subject to contract).

or

FOR SALE: Freehold with vacant possession at a sale price of £150,000 (subject to contract)

LEGAL FEES

Each party to bear their own legal fees.

VIEWING

If you wish to view the property or require any further information, 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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