

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



34 REGENT STREET, GREAT YARMOUTH NORFOLK NR30 1RR

- MIXED USE CAFÉ & RESIDENTIAL PROPERTY
- GROUND FLOOR CAFÉ LEASED at £8,000 per annum
- UPPER FLOORS LEASED TO ORWELL HOUSING ASSOCIATION

FREEHOLD INVESTMENT OPPORTUNITY

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LOCATION

The property is located on the south side of Regent Street within Great Yarmouth town centre.

DESCRIPTION

The property is a mid-terraced three storey building in mixed use, being part commercial and part residential.

The ground floor comprises 'Mi Casa' café with kitchen/sales counter, customer seating area, wc facility and basement store.

The upper floors (1st and 2nd) comprise a 3-bedroom apartment tenanted under the jurisdiction of Orwell Housing Association.

ACCOMMODATION

Cafe	sq.m.	(sq.ft.)	
Ground floor	57.8	(622)	plus customer wc.
Basement store	50.0	(538)	
Total	107.8	(1,160)	

Upper floor apartment is advised by Orwell Housing Association as having been occupied by their same tenant since circa 2010.

It comprises a lounge/diner, kitchen and bathroom on the 1st floor together with 3 bedrooms on the 2nd floor.

SERVICES

Mains water drainage and electricity supplies are connected.

ENERGY PERFORMANCE CERTIFICATE

Ground floor (34): Band B (valid to Dec 2034)

Upper floors (34a): Under review by Orwell Housing.

BUSINESS RATES

Ground floor (34): RV£6,800 (April 2026 list)

TENURE

The freehold investment is offered for sale subject to two existing leases.

Lease 1: A 3-year lease to Mi Casa from August 2023. A 3-year extension is proposed to August 2029 at a continuing rent of £8,000 per annum.

Lease 2: A 29-year development lease granted to Orwell Housing Association from 17th May 2004.

NB. The current rent payable by Orwell Housing Association is £1,415 per annum, with reversion to market rent in May 2033.

GUIDE PRICE

£140,000 (subject to contract)

INFORMATION & VIEWING

If you wish to view the property or 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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