

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**15 / 15A STATION ROAD  
HOPTON-ON-SEA  
GREAT YARMOUTH  
NR31 9BE**

- VACANT GROUND FLOOR SALON UNIT
- TENANTED 1ST FLOOR APARTMENT
  - CUSTOMER CAR PARK

**FOR SALE**

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## DESCRIPTION

- Located on Station Road in Hopton the property comprises a two-storey end-terraced mixed-use building with forecourt car parking.
- The ground floor commercial unit was until recently let as a hairdressing salon.
- The salon has a fully glazed upvc shopfront and entrance door, tiled floor, heating, lighting and single wc.
- There are two wash stations and two hair drying stations as part of an open plan salon layout, plus a partitioned treatment room and a single wc.
- There is a surfaced forecourt area fronting Station Road suitable for customer car parking.
- The first-floor apartment comprises lounge, kitchen-diner, two bedrooms and bathroom with staircase access from an entrance hall located behind the salon.

## ACCOMMODATION

Ground floor	sq. m.	(sq. ft.)
Salon area	40.0	430
Treatment room	4.7	50
Single wc	—	—
<b>Total</b>	<b>44.7</b>	<b>480</b>

### Store/boiler room

To the rear of the salon is a room housing a Baxi central heating boiler and Albion hot water cylinder serving the salon unit.

Rear lobby provides staircase access to the first-floor apartment.

### First floor

Entrance hall with doors off to:-

- Lounge: 4.28m x 3.02m
- Kitchen/diner: 3.36m x 2.97m
- Bedroom 1: 3.86m x 2.64m
- Bedroom 2: 3.03m x 2.60m
- Bathroom/wc

The apartment has Upvc double glazed windows, modern décor, separate electric meter and a gas boiler for central heating/ water.

### External area

The property has a surfaced front forecourt for customer car parking.

## SERVICES

Mains water and drainage are connected.

There are two separate electric meters (salon and apartment).

There is a single gas meter supplying the two separate central heating boilers (salon and apartment).

## BUSINESS RATES

Salon (15): RV£3,600 (April 2026)

## COUNCIL TAX

Flat (15a): Council Tax Band A

## EPC

Band D (assessed April 2026)



## TENURE

The property is for sale with vacant possession of the ground floor and subject to the tenancy of the residential apartment.

NB. The apartment has been occupied by the same tenant since August 2019 at a rent of £480 per calendar month (£5,760 per annum).

## SALE PRICE

£245,000 (subject to contract).

## LEGAL FEES

Each party to bear their own legal fees.

## 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](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

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