

FREEHOLD FOR SALE  
Guide Price : £275,000

## 12A Regent Road

Great Yarmouth, Norfolk NR30 2AF

FOR SALE - PRIME LOCATION  
RESTAURANT WITH LIVING  
ACCOMMODATION ABOVE

- Well located between town centre and sea front
- Restaurant premises with living accommodation above
- Garage and parking to the rear
- Full vacant possession



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Star & Garter House  
Row 57  
Off Hall Quay  
Great Yarmouth  
Norfolk NR30 1HS

# 12A Regent Road

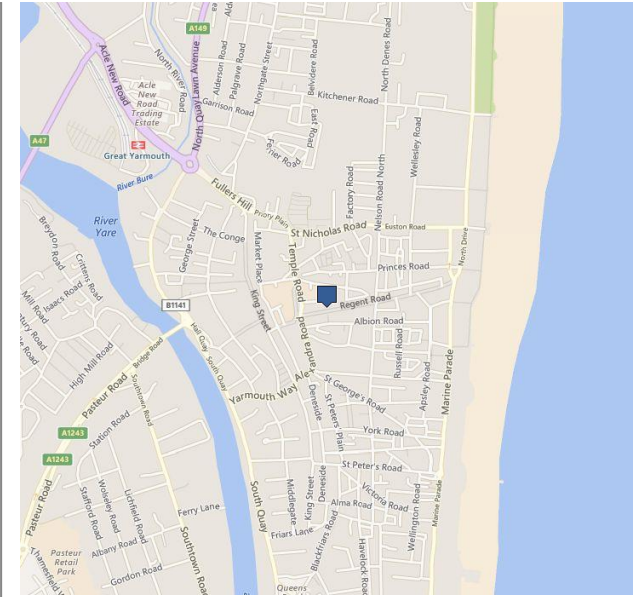
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## Location

Great Yarmouth has a residential population of 93,400 and a catchment area of 205,000 people 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 East Coast town with a strong manufacturing and warehousing base and a busy seaport 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 new deep water outer harbour is now completed.

The property is well located to the north ('sunny side') of Regent Road.

Regent Road is a pedestrianised street which links the town centre to the seafront and is especially busy during the summer months with its mix of shops, restaurants and leisure related occupiers.



The property is located within a short walking distance of Great Yarmouth town centre and Market Gates Shopping centre to the west and Britannia Pier (north point of the town's Golden Mile) to the east.

To the north and south of Regent Road are densely populated residential areas.

## Description

Restaurant premises with good frontage situated on a popular pedestrianised road and with well proportioned one / two bed living accommodation above, a garage/store and parking for 2 cars to the rear.



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## Accommodation

Restaurant & Seating Area	806 sq. ft	74.9 sq. m
Bar	76 sq. ft	7 sq. m
Commercial Kitchen	255 sq. ft	23.7 sq. m
Stores & Garage	560 sq. ft	52 sq. m
One / two bedroom living accommodation	First Floor - Entrance lobby, Lounge / kitchen / diner 6.7m (22') x 3.6m (11'9"), Bedroom 4.7m (15'5") x 4.5m (14'9"), Bathroom. Second Floor – Room 4.2m (13'9") x 4.2m (13'9")	
External Car Parking	Surfaced car parking for 2 cars	

## Services

Mains water, electricity, gas and drainage are connected.

## Tenure

Freehold for Sale.

## Planning

A3 restaurant with living accommodation above.

## Possession

Vacant Possession on completion.

## Business Rates

The property has a rateable value of £17,500. Business rates payable are approximately £8,592.50 per annum.

## EPC

The Property has an Energy Performance Rating of "C" (Rating 72). The Certificate and Recommendation Report are available upon request.



## VAT

VAT will not be applicable to the purchase price.

## Legal Cost

Both parties will be responsible for their own legal costs.



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**East**  
COMMERCIAL  
Chartered Surveyors



### Agent Details

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