



Little Johns Beach Road

Hemsby, Great Yarmouth, NR29 4HS

£350,000



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Aldreds are pleased to offer this superb opportunity to acquire an established retail shop premises in a prime location within this thriving holiday village with the added benefit of a three bedroom first floor flat providing an additional investment. The property has been run as a long term successful business with the opportunity for a prospective purchaser to carry this forward. The retail premises offers a very spacious shop frontage and trading area of 190 square metres with additional goods stores, office and kitchen. At the rear of the premises is a large car park with space for six vehicles. For further information and details please contact the office on 01493 844891.

Retail Shop Premises

70'7" x 46'5" narrowing to 24'0" (21.53m x 14.16m narrowing to 7.34m)

Full shop frontage with glazed double entrance doors in to the trading area, doors leading off to:

Large Storage Area

20'2" x 10'7" (6.17m x 3.24m)

With pitched roof storage over this area and the adjoining shop with power and lighting connected.

Rear Storage Area

14'8" x 10'7" (4.48m x 3.24m)

With door to rear access point, doors in to:

Office

5'11" x 5'2" (1.82m x 1.60m)

Small office space.

Additional Storage Area

11'10" x 10'4" (3.63 x 3.17)

Accessed from the rear storage area.

Kitchen

7'7" x 5'0" (2.33m x 1.53m)

Double drainer stainless steel sink unit, door to:

Cloakroom

4'10" x 3'3" (1.48m x 1.0m)

Low level wc, wash basin.

FIRST FLOOR FLAT

Separate access to the rear of the property to a spacious three bedroom first floor flat.

Entrance Hall

Part glazed entrance door, airing cupboard housing the hot water cylinder, radiator, doors leading off to:

Living Room

14'4" x 11'6" maximum (4.39 x 3.53 maximum)

Double glazed windows to side and rear aspects, radiator.



Kitchen

12'7" x 8'8" (3.85 x 2.65)

Fitted kitchen with wood grain finish wall and matching base units with work surfaces over, double glazed window to side aspect, radiator.

Bedroom 1

17'8" x 12'9" (5.40 x 3.90)

Plus a small wardrobe cupboard and including fitted bedroom furniture, double aspect double glazed windows to front and side aspects, radiator (This room could be used as a living room if required).

Bedroom 2

12'9" x 9'8" maximum (3.91 x 2.96 maximum)

Plus wardrobe cupboard, double glazed window to front aspect, radiator.

Bedroom 3

12'7" x 8'7" (3.85 x 2.63)

Double glazed windows to side and rear aspects, radiator.

Bathroom

7'8" x 6'0" (2.34 x 1.85)

White suite comprising panelled bath with shower mixer attachment, low level wc, pedestal wash basin, radiator, frosted double glazed window to front aspect.

Outside

To the side of the property is an area of yard area that is currently leased to the adjoining commercial premises. At the rear is a large car parking area with space for six vehicles beyond which is the rear access to the flat and the shop premises via a passageway which is owned by the property with a 1.0m right of way access point for the neighbouring commercial premises. Located on the ground floor is a storage cupboard housing the oil fired boiler for the flat.

Tenure

Freehold

The retail premises is currently rated for business rates and the first floor flat Council Tax Rated as a Band 'A' Property.

Agents Note

The business as a going concern can be passed on to a prospective purchaser if required.

The flat is currently let but will be made available as vacant possession as the tenant is under notice to vacate.

Services

Mains water, electric and drainage to both properties.

Location

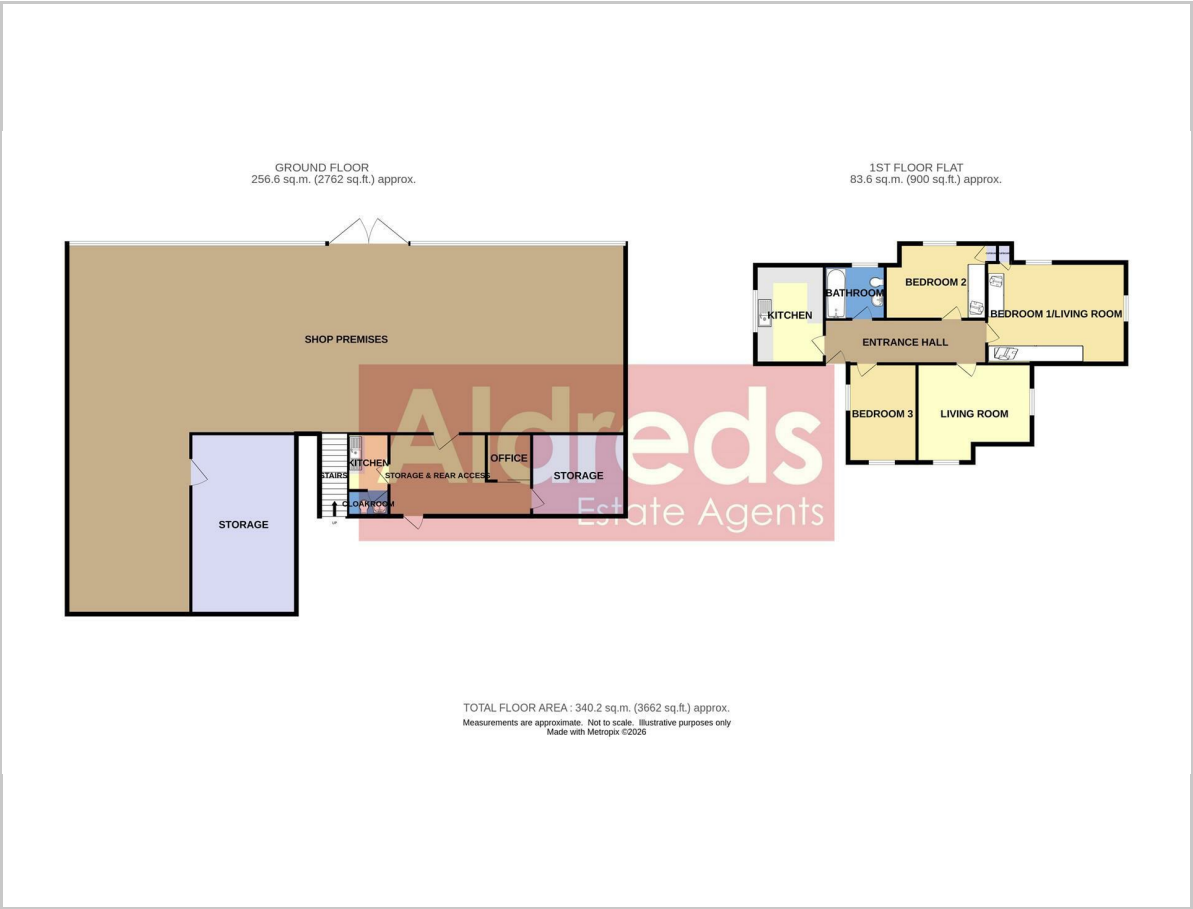
Hemsby is a coastal village approximately 7 miles north of Great Yarmouth. The tourist-based part of the village lies along Beach Road and is commonly known as Hemsby Beach. At the beach end of the road are a number of cafes, shops and amusement arcades, ten-pin bowling, bingo, a play area and many different machines. A variety of seaside-style cafes and restaurants are available, offering sit-down meals, take-away fish and chips and Chinese food. Fun fairs, crazy golf courses and children's rides also feature on a number of sites along the street.

Directions

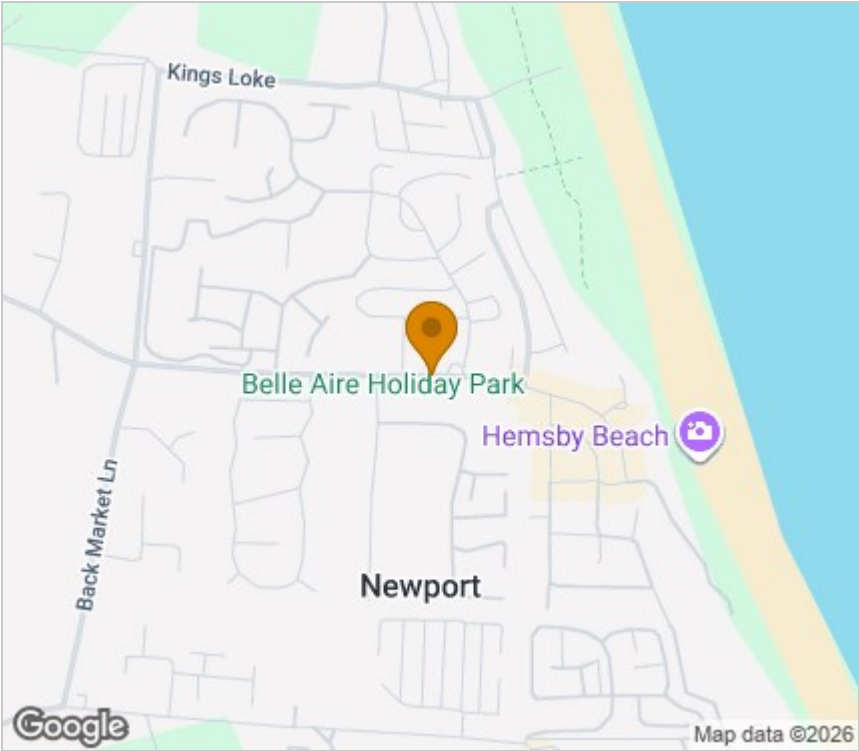
From the Yarmouth office head north along the A149 Caister Road, continue past the Yarmouth Stadium, at the roundabout turn left onto the Caister Bypass, continue over the next roundabout into Jack Chase Way, continue over the next roundabout into Scratby Road, continue into Yarmouth Road, continue into Kings Way, at the mini roundabout turn right into Beach Road and continue towards the far end of Beach Road where the premises can be found on the right hand side just before the car park on the left.

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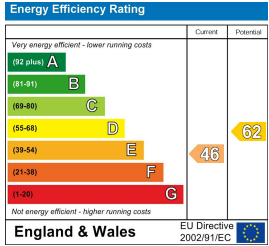
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
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