

Aldreds
Estate Agents



92 High Street

Gorleston, Great Yarmouth, NR31 6RH

Guide Price £200,000



92 High Street

Gorleston, Great Yarmouth,

11201 1211

** GUIDE PRICE £200,000 - £225,000** Currently occupied by a firm of solicitors and sitting on the bustling Gorleston High Street we offer this spacious and office building. Accommodation is split over two floors with numerous offices, a large reception, ample storage, large kitchen, strong room and two cloakrooms. The accommodation can be used flexibly allowing numerous uses. Gas central heating and double glazing. Sits in a conservation area. Courtyard

Entrance Hall

Under stair cupboard, door to front, stairs to landing

Front Office/Reception

31'9" x 14'5" max 9'2" min (9.69 x 4.4 max 2.8 min)

Two double glazed windows looking in to courtyard, double glazed window front aspect, stairs to landing, under stair cupboard

Kitchen

14'7" x 9'0" (4.47 x 2.76)

Base & wall units with worktops, door to side, part tiled walls, tiled floor, wall mounted gas boiler, plumbing for dishwasher

File Store

23'7" x 14'7" (7.21 x 4.47)

Ground Floor Office 1

14'0" x 11'7" (4.28 x 3.55)

Storage cupboard, double glazed window to front aspect, radiator

Ground Floor Office 2

10'0" x 9'10" (3.05 x 3)

Double glazed window to side aspect, radiator

Strong Room

9'5" x 6'0" (2.89 x 1.85)

Power & Light

Cloakroom

Low level WC, hand basin

Landing

First Floor Office 1

13'10" x 11'6" (4.22 x 3.52)

Double glazed window to front aspect, radiator

First Floor Office 2

15'1" x 13'2" (4.62 x 4.03)

Double glazed window to front aspect, radiator

First Floor Office 3

14'7" x 11'8" (4.47 x 3.57)

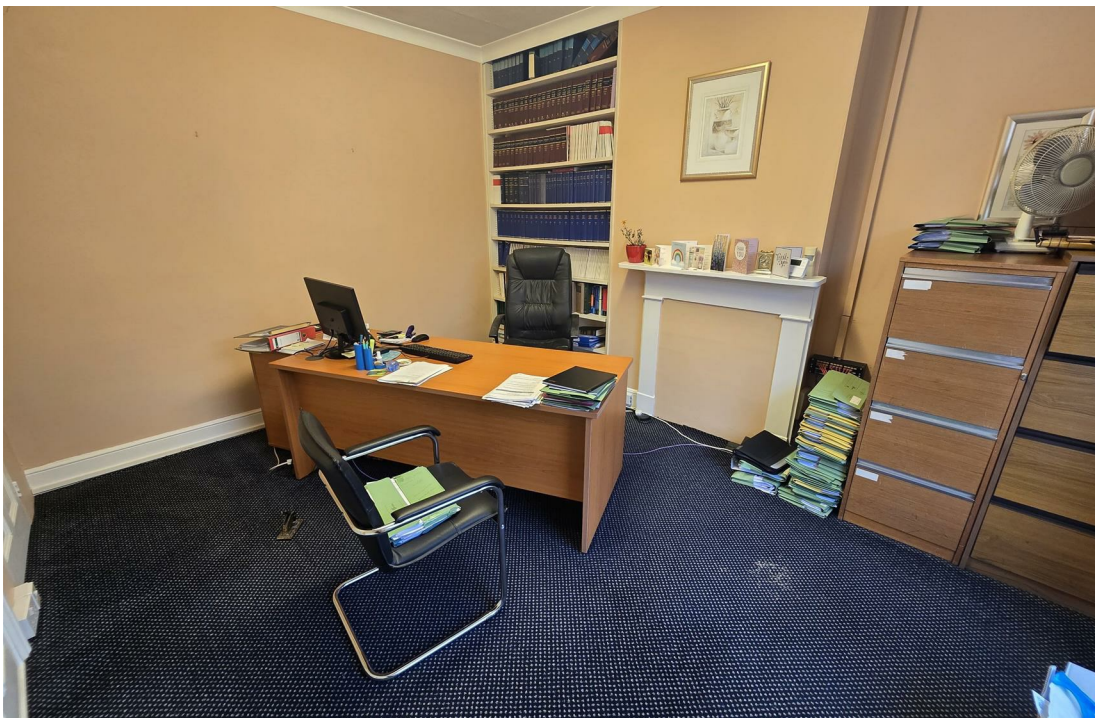
Access to fire escape, radiator

First Floor Office 4

9'10", 14'0" x 9'3" plus recess (3.43 x 2.82 plus recess)

Double glazed window to side aspect, radiator





First Floor Office 5

11'2" x 11'2" (3.42 x 3.42)

Double glazed window to rear aspect, radiator

First Floor Office 6

12'9" x 9'11" (3.89 x 3.03)

Access to fire escape, radiator

First Floor Office 7

10'7" x 8'10" (3.25 x 2.71)

Double glazed window to side aspect, radiator

Rear Landing

Store 1

6'8" x 5'8" (2.05 x 1.74)

Double glazed window to front aspect

Store 2

5'10" max x 5'2" max (1.8 max x 1.6 max)

Double glazed window to rear aspect

Cloakroom

Low level WC, hand basin

Outside

The property has a courtyard with boiler cupboard housing the wall mounted gas boiler

Tenure

Freehold

Services

Mains water, electricity, gas, drainage

Business Rates

Rateable value for 25-26 £15,250

Location

Gorleston on Sea is a coastal town 2 miles from Great Yarmouth centre and has a varied selection of local shops * Golf Course * Modern District hospital * Schools for all ages * Library * Regular bus services to the main shopping areas and a sandy beach.

Directions

Sits on Gorleston High Street just to the north of the Aldreds office

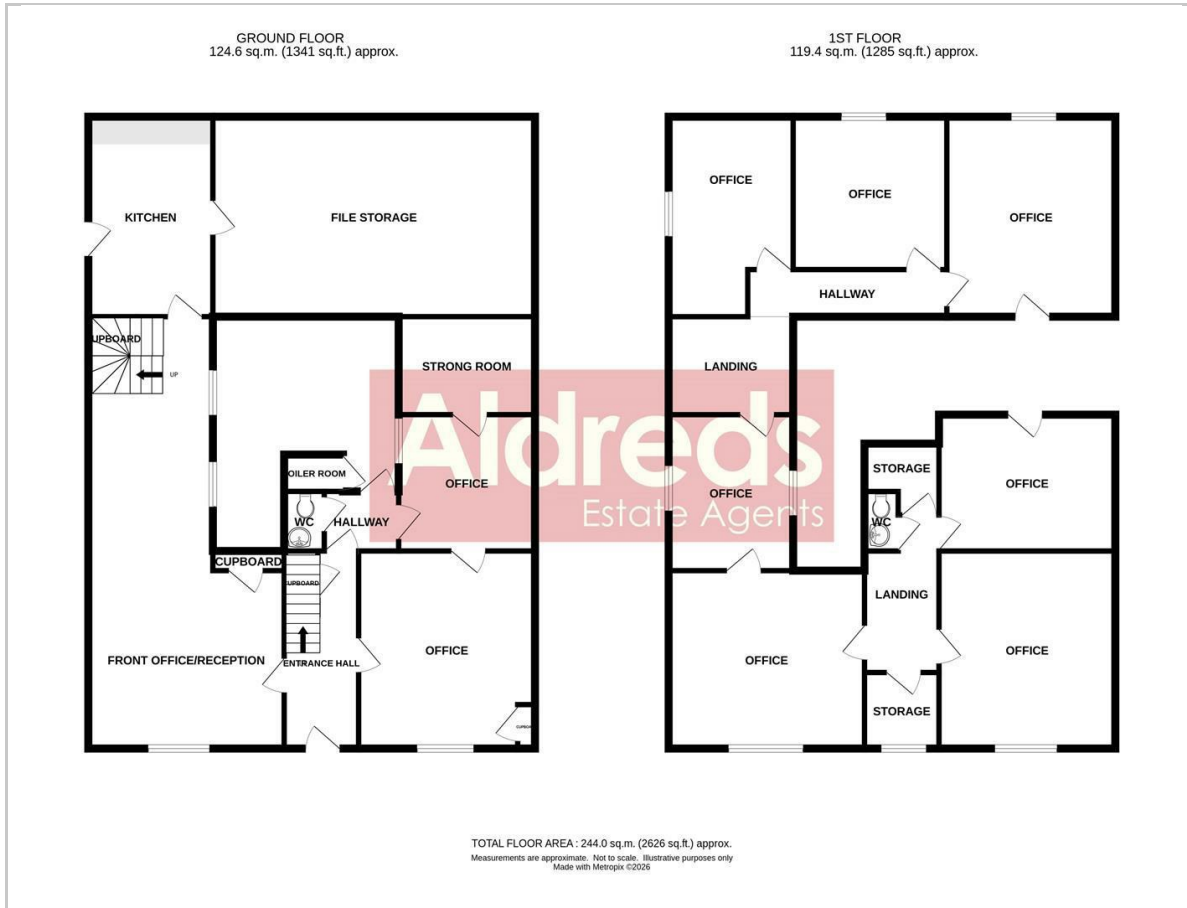
Ref G18436/01/26

Commercial EPC

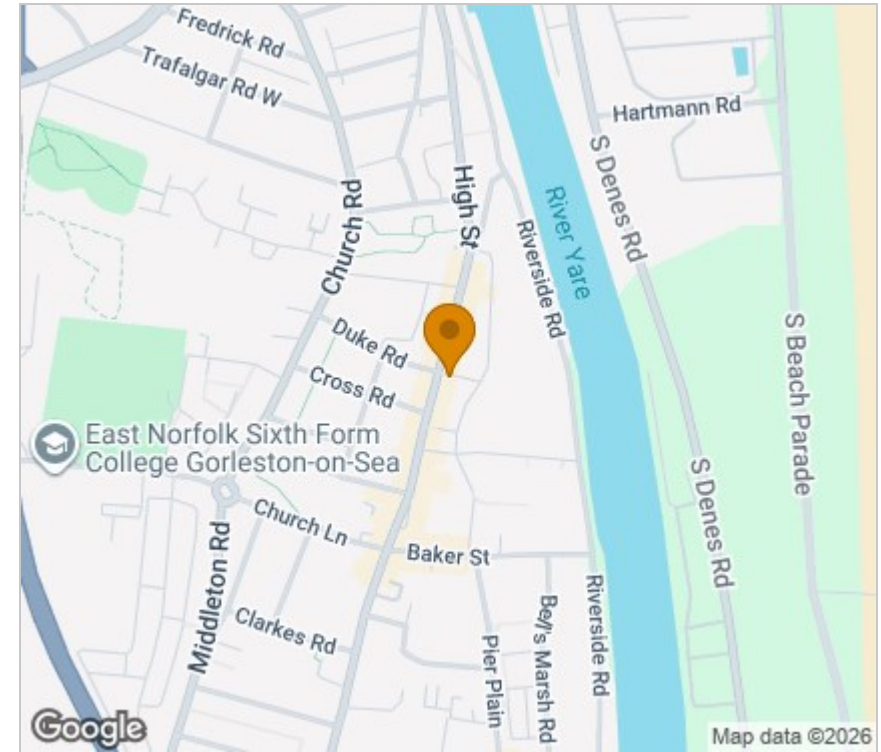
Rating 96



Floor Plan



Area Map



Viewing

Please contact our Aldreds Gorleston Office on 01493 664600 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Energy Efficiency Graph



149 High Street, Gorleston, Norfolk, NR31 6RB

Tel: 01493 664600 Email: gorleston@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 17 Hall Quay, Great Yarmouth, Norfolk NR30 1HJ

Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA