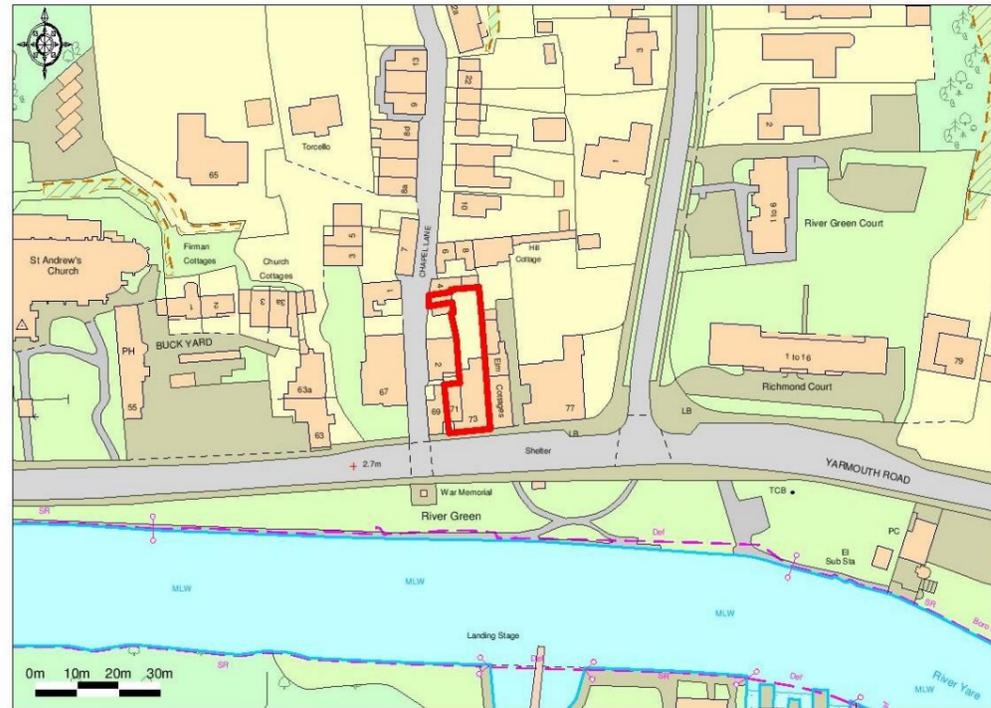


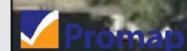
71/73 Yarmouth Road,
Thorpe St Andrew,
Norwich, NR7 0AA

Arnolds | Keys



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Note: Arnolds for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Mixed Use Investment

59.08 SqM (636SqFt) + 4 Bed Maisonette

Investment

For Sale

- BUSINESS UNAFFECTED**
- ATTRACTIVE LOCATION
OVERLOOKING RIVER GREEN**
- MIXED USE FREEHOLD
INVESTMENT**
- INCOME PRODUCING FROM
TWO LONG STANDING
TENANTS**
- LARGE GARDEN AND
GARAGE**

71-73 Yarmouth Road, Thorpe St Andrew, Norwich,
NR7 0AA

Attractive property investment overlooking the river green in the suburb of Norwich, Thorpe St Andrew, fronting the main Yarmouth Road, the A1242.

The property is located fronting Yarmouth Road, approximately 1 mile east of Norwich city centre. The immediate surrounding area is predominantly residential although there are a number of commercial uses nearby including Chaplin Farrant Architects, The Buck and Rushcutters Public Houses and Harleys Café and Barbers Shop.

arnoldskeys.com | 01603 620551

2 Prince of Wales Road, Norwich NR1 1LB



Description

The subject property comprises a mid terrace building built of traditional brick and part flint construction under a pitched pantiled roof. The property has been amended over the years to provide a ground floor shop, with access to the side leading to an attractive four bed roomed maisonette arranged over ground, first and second floors.

The shop is let as a beauty salon, which has a display window to Yarmouth Road and is under a flat roofed front extension. This opens into a larger trading area which is fitted out with hairdressing stations and a rear consulting room.

The residential accommodation is accessed through a door from Yarmouth Road leading to an attractive courtyard leading to a hall/utility room. There is a rear WC. This then leads to a large and spacious kitchen/diner with extensive window to the rear garden and from this area there are stairs to the first floor. A living room, overlooking the river green, a front bedroom, two rear bedrooms and a bathroom. On the second floor, accessed via stairs from the living room is a fourth bedroom.

Externally to the rear there is a large garden, with separate access via a garage from the side lobe.

Tenure

The property is held freehold, subject to leases and tenancies as follows:-

Ground Floor Shop, a lease expiring in April 2019 to 4 Angels Hair & Beauty at a rent of **£8,500 pa**. Negotiations for a new lease have commenced.

The maisonette has been let for approximate the last five years to the same family at a rent of **£875 per calendar month**. Negotiations have not been started for a new lease but the purchasers are at liberty to do so. The rear garden and garage is included with the residential maisonette.

Terms

Offers are invited in the region of **£420,000** for the benefit of the freehold interest, such to the tenancies outlined above.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following: Description: Shop and Premises

Rateable Value: £8,400

Rates Payable 2018/2019: £4,032

The residential parts are including within the Council Tax Band C

Accommodation

The property has previously been measured and the ground floor retail property provides the following accommodation:

Description	SqM	SqFt
Main retail area	37.40	403
Treatment rooms / Storage WC	22.40	241
	---	---
TOTAL NIA	59.80	644

The residential accommodation can be described as follows:

Ground Floor:

Entrance Hall, Kitchen / Diner, Utility and WC

First Floor:

Living Room, Three bedrooms and Bathroom

Second Floor:

Attic

GIA: 137SqM / 1,483 SqFt

Estate Agent's Act 1979

Under the Estate Agent's Act we are instructed to notify that the vendor is a connected party to Arnolds Keys.

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation but it is not currently elected for VAT.

Energy Performance Certificate

The retail property has an EPC rating of: C

The residential property has an EPC rating of: E

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 620551

Mark Mayhew or Jordan Bailey

Mark.mayhew@arnoldskeys.com /

Jordan.bailey@arnoldskeys.com

SUBJECT TO CONTRACT - GWBG/hcc/120

