



### SITUATION

Located on the corner of King Street and Nottingham Way in this mixed commercial and residential area, close to the Town Centre and Sea Front.

Great Yarmouth is a popular coastal resort, located approximately 18 miles east of Norwich, 8 miles north of Lowestoft and benefits from good road links via the A47, A143 and the A12.

### PROPERTY

A Grade II\* Listed former public house beautifully converted approximately 10 years ago comprising **5 Self-Contained Flats** and **1 Self-Contained Flat in shell condition** planned on ground, first and second floors.

In addition the property includes an adjoining **Site with Planning for an additional 6 Self-Contained Flats (See Planning)**.

### PLANNING

Planning Permission and Listed Building Consent was granted by Great Yarmouth Borough Council on 7th November 2011 for "Conversion and extension of public house to provide seven residential units and a restaurant" (ref: 06/11/0194/F and 06/11/0195/LB). Subsequent revisions were granted, planning was implemented and the latest scheme provides for the development of 6 new build Flats, in addition to the existing 6 Flats (one in shell condition).

Planning Documents and Plans are available from the Auctioneers.



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**VAT is NOT applicable to this Lot**

**FREEHOLD**

**Note 1: There is a 6 week completion.**

# £28,620 p.a. plus further Planning for 6 additional Flats

The Surveyors dealing with this property are  
**Jonathan Ross and Elliott Greene**

### Vendor's Solicitors

Mayo Wynne Baxter

Tel: 01273 477 071 Ref: Robert Trench

Email: rtrench@mayowynnebaxter.co.uk

The successful Buyer will be liable to pay the Auctioneers an administration fee of £1,000 (including VAT) upon exchange of contracts  
**\*Refer to points 9 and 10 in the 'Notice to all Bidders'**



## TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee	Term	Ann. Excl. Rental	Remarks
Apartment 1 (Ground Floor)	1 Bedroom, Living/Dining Room, Kitchen, Shower/WC GIA Approx. 530 sq ft	<b>Individual(s)</b>	6 months from 21st November 2014	£5,700	AST. Holding Over. <b>£550 Rent Deposit held.</b>
Apartment 2 (Ground Floor)	1 Bedroom, Living Room, Kitchen, Shower/WC GIA Approx. 700 sq ft	<b>Individuals</b>	6 months from 12th November 2016	£5,700	AST. Holding Over. <b>£550 Rent Deposit held.</b>
Apartment 4 (First Floor)	1 Bedroom, Kitchen/Living Room, Shower/WC GIA Approx. 562 sq ft	<b>Individual(s)</b>	6 months from 3rd June 2016	£5,700	AST. Holding Over. <b>£550 Rent Deposit held.</b>
Apartment 10 (First Floor)	1 Bedroom, Kitchen/Living Room, Storage Room, Shower/WC GIA Approx. 584 sq ft	<b>Individuals</b>	12 months from 30th November 2018	£5,700	AST. Holding Over. <b>£550 Rent Deposit held.</b>
Apartment 12 (Second Floor)	1 Bedroom, Living Room, Kitchen/Dining Room, Bathroom/WC GIA Approx. 833 sq ft	<b>Individual</b>	6 months from 24th July 2020	£5,820	AST. Holding Over. <b>£559 Rent Deposit held.</b>
Apartment 3 (Ground & First Floor)	GIA Approx. 728 sq ft				<b>VACANT (in shell condition)</b>
Adjoining Site	Site Frontage 22'6" Site Depth 73'6"				<b>VACANT SITE with Planning for 6 Flats</b>
				<b>Total: £28,620 Plus Planning for 6 Flats</b>	

**Note 2: Refer to the Auctioneers for virtual tours of the flats.**