

# Great Yarmouth

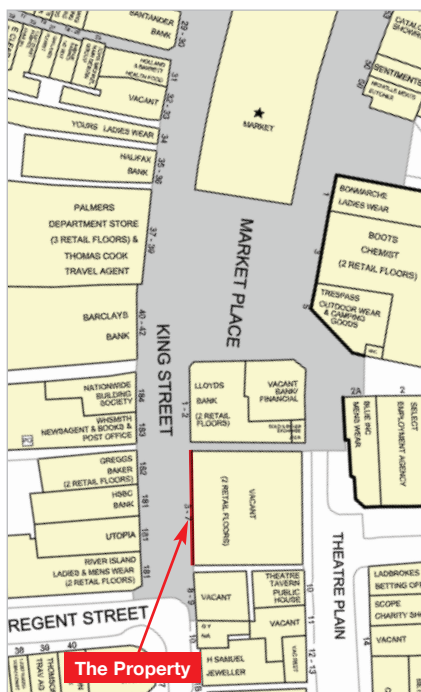
## 3-7 King Street

### Norfolk

#### NR30 2BB

- Freehold Vacant Town Centre Shop
- Prominent location on pedestrianised King Street
- Frontage to Theatre Plain at rear
- Substantial building comprising 2,651 sq m (28,540 sq ft) of accommodation arranged over four floors
- Popular Norfolk seaside town

## Vacant Possession



### Tenure

Freehold.

### Location

Great Yarmouth is a popular seaside town on Norfolk's east coast, 20 miles east of Norwich. The town serves a population of some 58,000 and enjoys good communications with the A47 providing links to Norwich and the A11, the A147 and the A12 linking to Ipswich to the south. There are also regular rail services.

The property is prominently situated fronting the pedestrianised section of King Street to the south of Market Place and within a Conservation Area. The property has an additional frontage to Theatre Plain, which provides access to Market Gates Shopping Centre. Occupiers close by include Lloyds Bank, Barclays Bank, Nationwide, HSBC, WH Smith, River Island, Greggs, Trespass and Boots.

### Description

The property is arranged on basement, ground and two upper floors to provide a former department store with sales areas to the ground and first floors. The basement and second floors provide storage and staff accommodation and there is a ground floor loading bay.

The property provides the following Gross Internal Areas:

Basement	709 sq m	(7,630 sq ft)
Ground Floor	722 sq m	(7,770 sq ft)
First Floor	702 sq m	(7,560 sq ft)
Second Floor	518 sq m	(5,580 sq ft)
<b>Total</b>	<b>2,651 sq m</b>	<b>(28,540 sq ft)</b>

NB. Areas taken from a valuation report.

### Tenancy

The property is to be offered with VACANT POSSESSION.

### VAT

VAT is applicable to this lot.

### Documents

The legal pack will be available from the website [www.allstop.co.uk](http://www.allstop.co.uk)

### Energy Performance Certificate

For EPC Rating please see website.

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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