



Tenure

Leasehold. Held for a term of 900 years from 25th March 1859 (thus having some 741 years unexpired). The lease (or a copy of it) is not available. The rent is unknown.

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 well situated in a prominent corner pedestrianised position, opposite an entrance to Market Gates Shopping Centre. Occupiers close by include Boots, Trepas (opposite), Lloyds Bank, Barclays Bank, Wilko, Game, Card Factory, JD Sports, The Carphone Warehouse and WH Smith, amongst others.

Description

This prominent and attractive period property is arranged on basement, ground, mezzanine and one upper floor to provide a former open plan ground floor banking hall with ground, mezzanine and first floor office/storage accommodation. The basement provides further storage.

The property provides the following accommodation and dimensions:

Shop Depth	8.70 m	(28' 6")
Built Depth	13.28 m	(43' 7")
Basement	99.70 sq m	(1,073 sq ft)

Ground Floor	151.95 sq m	(1,635 sq ft)
Mezzanine	30.90 sq m	(333 sq ft)
First Floor	73.35 sq m	(790 sq ft)
Total	355.90 sq m	(3,831 sq ft)

NB. Basement Floor area taken from the Valuation Office Agency website (www.voa.gov.uk).

Tenancy

The entire property is to be offered VACANT.

Rateable Value

The entry for the 2017 rating list is: Bank and Premises £69,000 (www.voa.gov.uk).

(1) Planning

Part or whole of the property may lend itself to residential conversion. Planning (Ref: 06/16/0804/F) has been obtained for the change of use of the ground floor to class use A1, A3, A4 and A5 and creation of three self-contained flats to the uppers. Interested parties should contact Great Yarmouth Borough Council. www.great-yarmouth.gov.uk

VAT

VAT is not applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

EPC Rating 96 Band D (Copy available on website).

Great Yarmouth

44 Market Place

Norfolk

NR30 1PA

- **Well Located Virtual Freehold Vacant Former Bank**
- Situated in a prominent pedestrianised position opposite Market Gates Shopping Centre and close to Marks & Spencer
- Planning consent for A, A3, A4 and A5 uses on the ground floor with three flats above (1)
- No VAT applicable
- Asset management opportunity

Vacant

