



4* RATED HOLIDAY APARTMENTS

HADLEIGH HOLIDAY SUITES, 64 APSLEY ROAD
GREAT YARMOUTH, NORFOLK, NR30 2HG

FOR SALE

£299,000

- SELLING DUE TO ILL HEALTH
- TOWNCENTRE LOCATION
- FULLY REFURBISHED
- GOOD TRADING HISTORY
- FIVE LETTING APARTMENTS
- HIGH REPEAT CUSTOM

Ref. 6454

**Hadleigh Holiday Suites, 64 Apsley Road,
Great Yarmouth, Norfolk, NR30 2HG**

LOCATION

Great Yarmouth is situated on the East coast of Norfolk, 20 miles east of Norwich and eight miles north of Lowestoft.

The property is located on Apsley Road, approximately 100 yards from the pedestrianised Regent Road, which is the principle tourist shopping destination of the town, and around 200 yards from the Seafront's Golden Mile which includes tourist hotspots such as the Britannia and Wellington Piers, Pleasure Beach & Joy Land Theme Parks, Sea Life Centre, Restaurants and Amusement Arcades.

DESCRIPTION

The property comprises an extensive Town House with accommodation arranged over four floors, which has been sub-divided to provide five holiday rental apartments (Use Class C1). The property has been extensively refurbished by the present owners and has achieved a 4* holiday rating.

The property is of brick construction, with suspended timber floors, the roofs are largely pitched and tiled other than a small flat felt roof extension at the rear of the property. Windows are uPVC sealed unit Double glazed, and the property benefits from uPVC rainwater goods. The heating is a mixture of gas central heating, modern efficient 'Rointe Series K' electric radiators, and gas 'Baxi Brazilia Heaters'.

Each unit benefits from electrical rewiring with recently installed RCD Consumer Units.

The property has an extensive fire alarm and smoke detector system.

FIXTURES & FITTINGS

The property sale will include trade fixtures and fittings, a full inventory of which will be provided at the time of sale.

THE BUSINESS

The property has been operated by a husband and wife with a small partime cleaning team.

Trading information is available upon request to those parties who have registered interest and viewed the premises.

ACCOMMODATION

Description

GF: 3 Bed Apartment

Living Room	5.04m	x	4.30m
Kitchen/Diner	2.74m	x	3.46m
Bathroom			N/A
Master Bedroom (EnSuite)	3.26m	x	2.74m
Bedroom Two (Twin Rm)	3.09m	x	3.63m
Bedroom Three (Bunk Rm)	2.14m	x	2.32m

Cellar: Studio Apartment

Main Room (Kit, Live/Sleep)	4.26m	x	3.37
Shower Room			N/A

FF: 2 Bed Apartment

Kitchen/Dining & Living	3.44m	x	4.31m
Shower room			N/A
Master Bedroom	2.61m	x	3.60m
Bedroom Two (Twin Rm)	2.88m	x	3.44m

FF: 1 Bed Apartment

Kitchen/Dining & Living	3.33m	x	3.41m
Shower room			N/A
Master Bedroom	3.31m	x	2.31m

SF: 2 Bed Apartment

Kitchen/Dining & Living	3.39m	x	4.32m
Shower room			N/A
WC			N/A
Master Bedroom	3.62m	x	3.12m
Bedroom Two (Twin Rm)	2.88m	x	4.33m

NB – Each unit benefits from fully installed shower Rooms with shower cubicle and Triton electric shower, part tiled walls, vinyl wood effect flooring, wash hand basins, and extractor fans.

SERVICES

We have not carried out tests of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

OUTGOINGS

The premises have the following assessment.

Description: Self Catering Holiday Unit & Premise

Rateable Value: £2,000

Rate in the £ for 2013/2014: 46.2p

TENURE

The property is understood to be Freehold.

TERMS

The freehold interest is available at a guide price of £299,000.

NOTE: Larkes Estate Agents 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 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 the use and occupation and other details are given, without responsibility and intending purchasers 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 item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property.

VAT

The vendor reserves the right to elect to charge VAT in line with prevailing legislation.

LEGAL COSTS

Each party is to be responsible for their own costs incurred in the transaction.

VIEWING ARRANGEMENTS

On prior arrangement with the sole joint agents;
Larkes Estate Agents

The Arch

25A Hall Quay

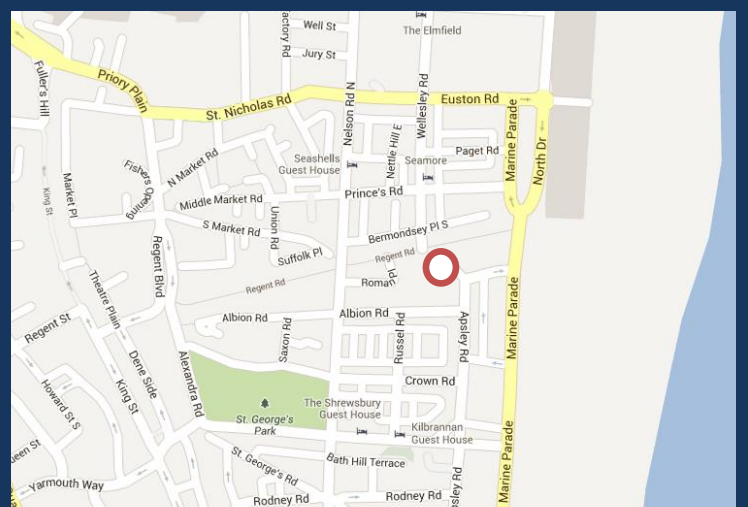
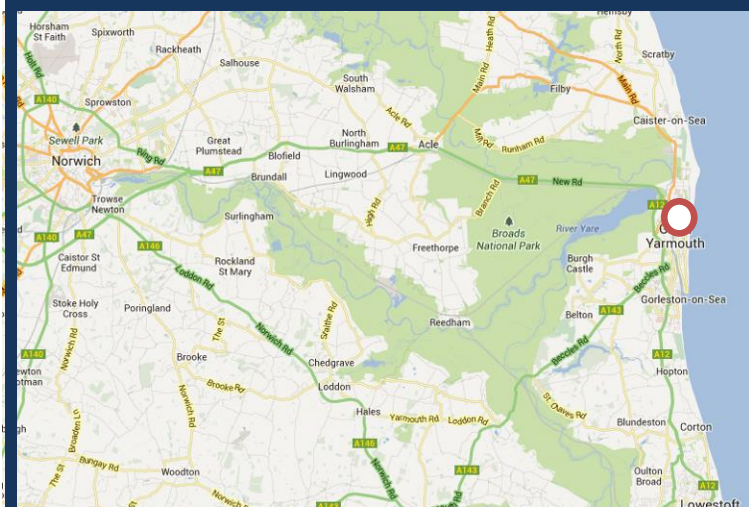
Great Yarmouth

NR30 1HP

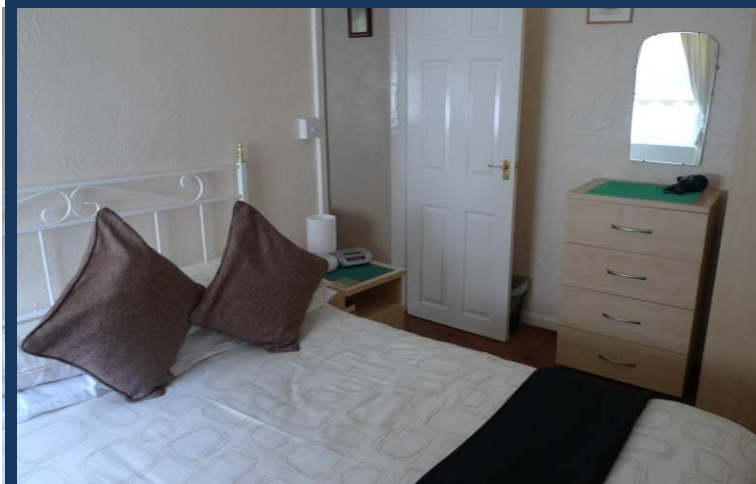
Tel. 01493 330 299

Contact: Edward Larke

Email: edward@larkes.co.uk



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FREE VALUATION

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