

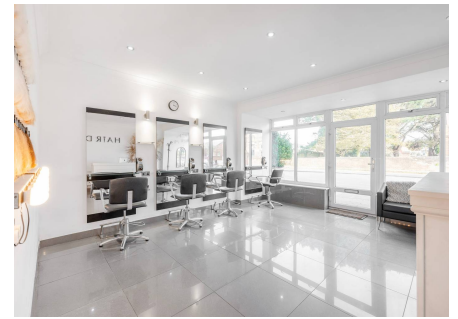
Hairdi, 134 Northgate Street

£240,000 Freehold

This fantastic 3/4 bedroom residential and commercial unit presents a unique turn-key business opportunity, ideal for those looking to combine living and working from home. The ground floor features a fully equipped salon with two wash bays, four stations, and a spacious layout, perfect for a growing business. Beyond the commercial space, the residential area offers an open-plan kitchen and dining room, a comfortable lounge, and three well-sized bedrooms. The property also boasts a modern family bathroom, a west-facing garden with a brick outbuilding, and convenient on-road parking. Situated close to local amenities, this property is ready to move in and offers endless potential for both business and home life.

Location

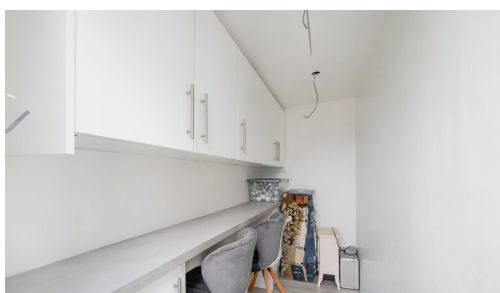
Northgate Street, located in the coastal town of Great Yarmouth, offers a prime location with a blend of historic charm and modern convenience. Situated close to the town centre, it provides easy access to a range of local amenities including shops, cafes, and restaurants. The property is within walking distance of the iconic Great Yarmouth seafront, known for its sandy beaches and family attractions. Excellent transport links are available, with Great Yarmouth train station nearby, offering regular services to Norwich and beyond. The area is well-connected by local bus routes, and on-road parking is available, making it a convenient base for both residential and commercial needs.



Agents Note

We understand that the property is being sold as a freehold. Connected to all mains such as water, electricity, drainage and gas.

Tax Council Band - A



Northgate Street, Great Yarmouth

This unique property combines both residential and commercial potential, with a fully equipped salon at the front and a spacious family home to the rear. Upon entering through the porch, you're greeted by a generously sized hallway with built-in storage, offering practical space for coats and shoes.

The salon itself is fully tiled, creating a sleek, easy-to-maintain environment. It features two wash bays and four hair stations, making it ideal for a growing business. The salon also benefits from a kitchen area, and a separate WC, providing added convenience for both staff and clients.

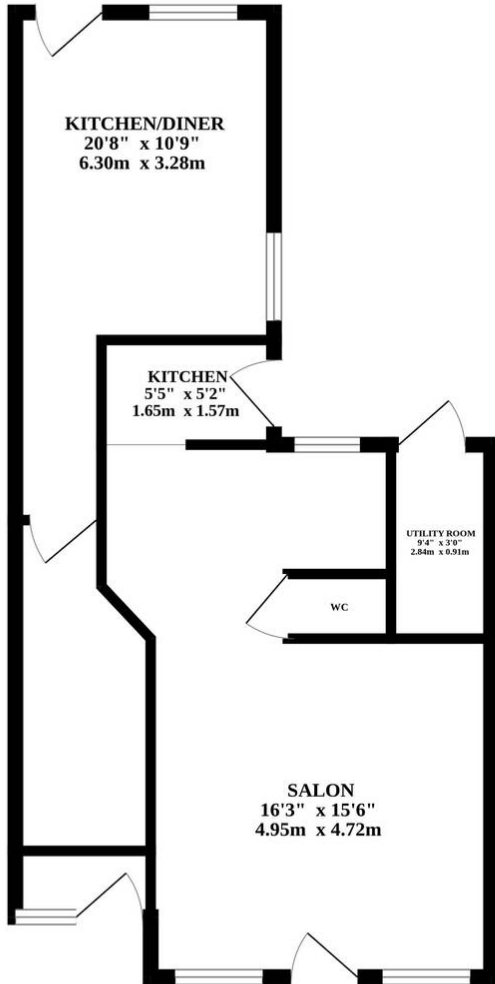
Moving through to the home, the open-plan kitchen and dining area are perfect for entertaining. It is beautifully finished with white gloss built-in cabinets for storage, wood-effect countertops, and integrated appliances. The centrepiece of the kitchen is an island with bar stools, providing a casual dining space, while there is still plenty of room for a formal dining table.

Upstairs, the lounge offers a spacious and comfortable living area, featuring a bay window that floods the room with natural light, carpeted flooring, and a useful storage cupboard. The property offers three bedrooms. The main bedroom is spacious, with views over the rear garden. The second bedroom is a versatile, well-proportioned space that could be used as a guest room or office. The third bedroom, though smaller, is currently utilised as a storage room but could also serve as a child's bedroom or hobby room. The family bathroom has been recently renovated with a modern grey finish, featuring a sleek bathtub, WC, and contemporary fixtures.

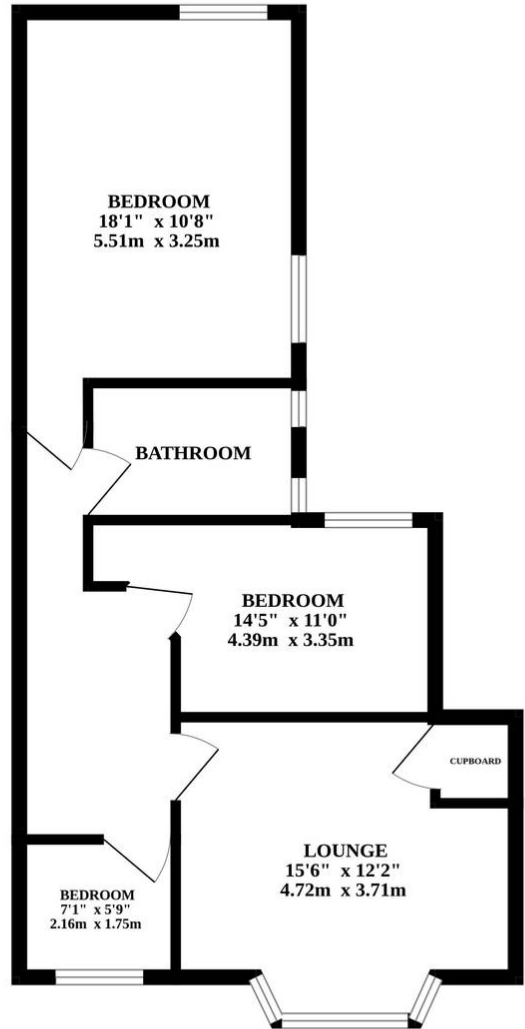
The west-facing rear garden is a wonderful outdoor space, complete with decking for outdoor dining, a brick outbuilding for storage, and a walled perimeter for privacy. There's also direct access to the rear of the shop via the kitchen, making the space highly functional for business purposes. On-road parking is available, offering convenient access to the property.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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