



2 Fullers Hill, Great Yarmouth
£160,000

2 Fullers Hill

Great Yarmouth

Presenting to the market this incredible investment opportunity, with three potential incomes and the opportunity for growth. Located in the heart of Great Yarmouth is a shop that has been leased to reliable tenants for the past 8 years, providing steady income. It features a prominent billboard for extra revenue and potential to create a ground-floor studio (stpp). The shop is in a high-traffic area, offering great visibility and accessibility. Above, a first-floor flat generates additional income but requires modernisation. The flat includes an open-plan kitchen/living area, a double bedroom, and a bathroom, along with gated access for bin storage.

Location

This home is located in the popular town of Great Yarmouth, the UK's third most desired seaside destination, also adjoining the highly sought-after Norfolk Broads. The town benefits from a wide range of local amenities and great leisure facilities including schooling, supermarkets, shopping centres, pubs, restaurants, bars, cinemas, swimming pools and theme parks. The town has its train and stations with fantastic transport links into the Cathedral City of Norwich (approx. 30 min drive). The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North.





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This well-positioned shop in the heart of Great Yarmouth has been home to the current reliable tenants for the past 8 years, providing a steady and promising income stream. The property features a prominent billboard on the side, offering an additional source of revenue. With the potential to create an extra ground-floor studio (subject to planning permission), there is room for future growth and development. Located in a central and high-traffic area, the shop benefits from excellent visibility and accessibility, making it an ideal investment opportunity in a thriving location.

Stairs lead up to the first floor flat, an additional form income, where you are greeted by a welcoming hallway. The open-plan kitchen/dining/living room requires modernisation, with units and a cooker. The space is filled with natural light, creating an inviting spot for your seating arrangements and dining set-up. Accommodation consists of a double bedroom and a bathroom, comprising of a three piece suite. Gated access opens into a paved area, for your bin storage.





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Agents Notes

We understand that this property is freehold.

Connected to mains water, electricity, gas and drainage.

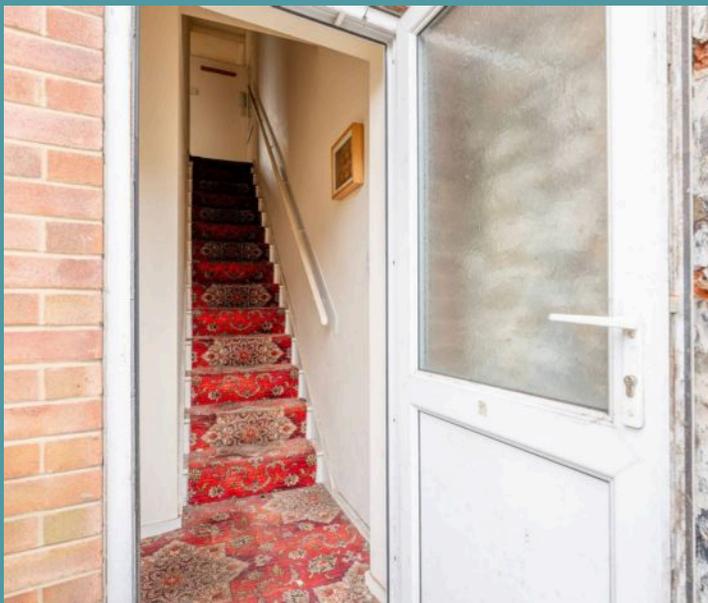
Heating system - Gas central heating in the flat, electric heating in the shop.

1 allocated parking space via the carpark, right of way £30 p/a.

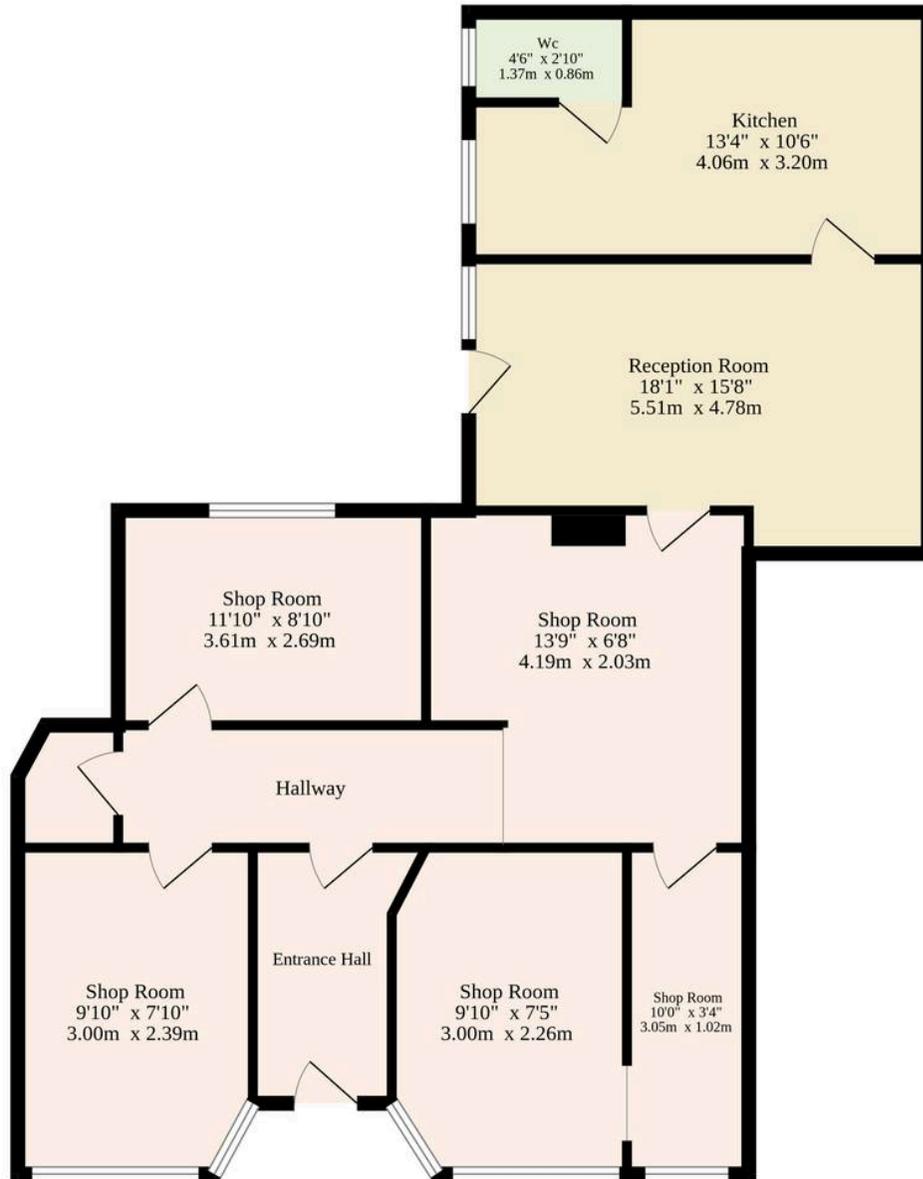
Tenants in situ paying £670 pcm for the shop, with a 4% yield.

Council Tax Band: A (flat)

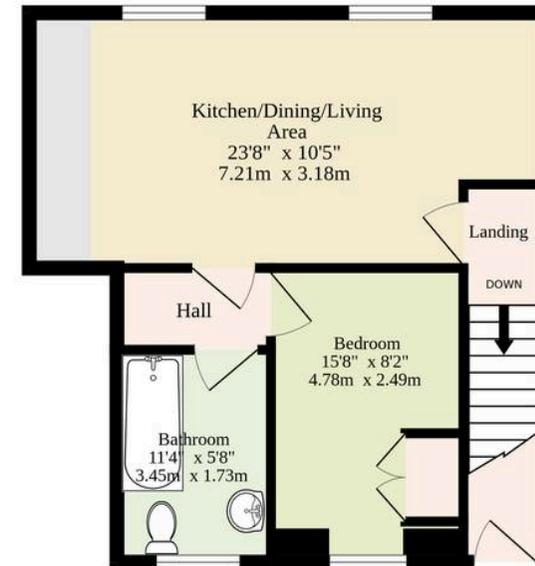
- No chain
- Huge investment opportunity to own multiple businesses
- 4% Yield
- Acquire this building for the potential of three separate incomes
- Ground floor shop with current tenants that have been in place for 8 years, providing reliable and promising rental income
- Additional revenue potential with a prominent billboard on the side of the property
- First-floor flat that can be rented out for additional income, with an open-plan kitchen/dining/living room, a bedroom and a bathroom
- Gated access to a paved area for bin storage, offering convenience for tenants in the flat and shop owners
- High foot traffic area in the heart of Great Yarmouth, perfect for a retail business



Shop
897 sq.ft. (83.3 sq.m.) approx.



Flat
482 sq.ft. (44.8 sq.m.) approx.



TOTAL FLOOR AREA : 1379 sq.ft. (128.1 sq.m.) approx.

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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