



137 Mill Road, Great Yarmouth

£65,000 Freehold

Located a short distance from Great Yarmouth town centre, train station, and seafront, this beautifully finished ground floor commercial unit offers a prime location for your business endeavours. Constructed in 2019 as part of a larger residential development, this modern space boasts a range of premium features ideal for various business applications.

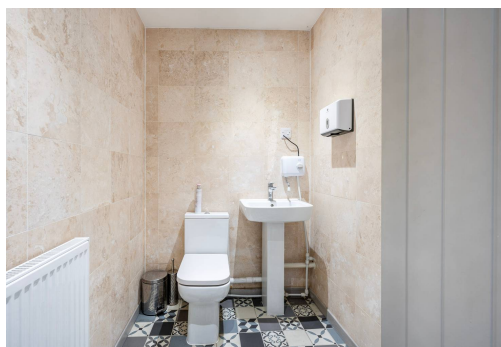
Location

Mill Road, located in the heart of Great Yarmouth, offers a prime location that combines the tranquillity of a residential neighbourhood with the convenience of nearby amenities. Situated just a short distance from the bustling town centre, you can enjoy easy access to local shops, restaurants, and essential services. The picturesque seafront and beautiful sandy beaches are only a few minutes away, providing an ideal setting for leisurely walks or family outings. Additionally, the area is well-served by public transport, with bus routes and the Great Yarmouth train station nearby, ensuring seamless connections to Norwich and beyond. This location is perfect for those seeking a blend of coastal charm and urban convenience.



Mill Road

Upon entering the property, you are greeted by a striking window shop front that floods the spacious office/retail area with natural light. The modern fitted kitchen is equipped with all the amenities required for a productive work environment, while the tiled walls ensure easy maintenance and cleaning, presenting a professional image to clients and customers alike.



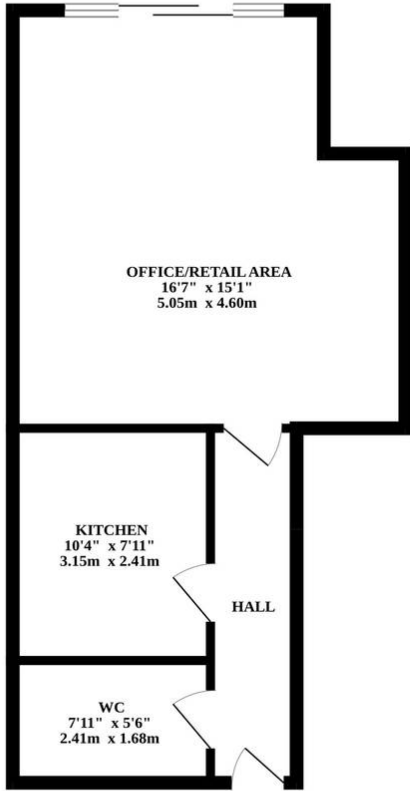
The property is secured with a code entry system to the rear, offering an additional layer of security for peace of mind. Within this rear portion of the property, a generous storage area/lock-up is provided, spanning 500 square feet. This versatile space, complete with an electric garage door and separate entrance, offers a myriad of opportunities for parking, stock storage, or equipment safekeeping to support your business operations seamlessly.

Boasting a high level of craftsmanship and contemporary design, the property features double glazed windows for energy efficiency and sound insulation. All fixtures and fittings are up-to-date, ensuring minimal upkeep and maintenance requirements for the convenience of the occupant. The modern WC further enhances the property's functionality and customer convenience.

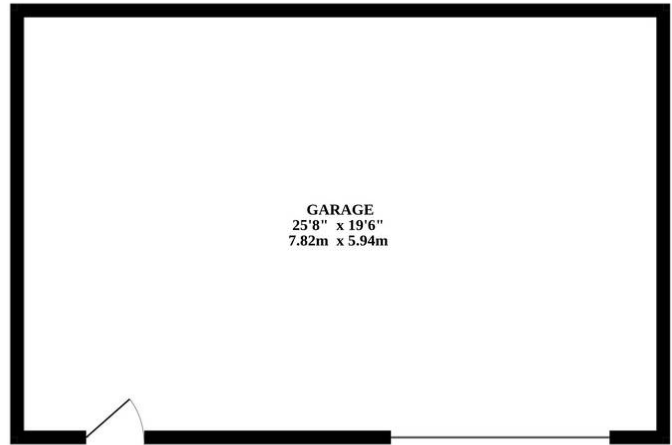
Suitable for a range of business types, such as a café, estate agency, employment agency, solicitors, or online business, this commercial unit presents an exceptional opportunity for first-time business owners or established entrepreneurs seeking a vibrant setting to develop their ventures. Don't miss your chance to establish your presence in this thriving location and take advantage of the premium facilities and accessibility this property has to offer.



GROUND FLOOR



GARAGE



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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