

Freehold or Leasehold Opportunity

£300,000 or £25,000pa



14 HALL QUAY, GREAT YARMOUTH

A prominent former bank building in a high-visibility waterfront location offering flexible commercial space with strong potential for refurbishment, subdivision or alternative use (subject to planning).

Great Yarmouth, Norfolk.

☎ 01502 532 028

✉ jack@paulhubbardonline.com

**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Freehold available with an asking price of £300,000 and to let at £25,000 per annum on terms to be agreed

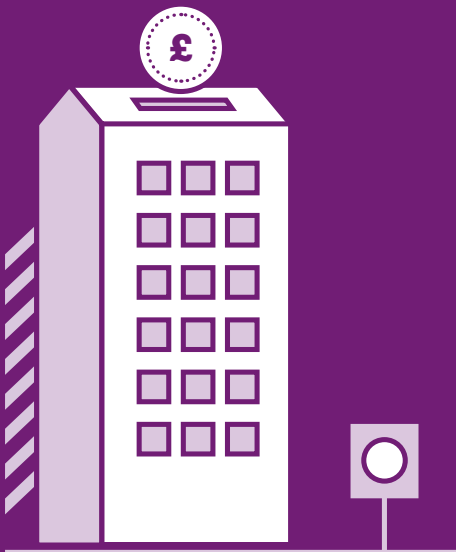


2. Approx. 3,256 sq ft arranged over basement, ground and first floor levels providing flexible accommodation

3. Rateable Value: £12,500 (interested parties should verify eligibility for business rates relief)

4. Highly visible waterfront position opposite a main bridge with strong passing traffic and footfall

5. Potential to subdivide into smaller commercial units or convert to alternative uses (subject to planning permission)



DESCRIPTION



Paul Hubbard Commercial are delighted to present a fantastic commercial investment opportunity, situated on Hall Quay in Great Yarmouth, available for sale or lease.

14 Hall Quay is a substantial and prominent former bank premises occupying a highly visible waterfront position within Great Yarmouth town centre. The property sits directly opposite one of the main bridges into the town, benefitting from strong levels of passing traffic and footfall throughout the day.

There are a number of established businesses in the immediate vicinity, and the building is within easy walking distance of the main shopping area, seafront and local amenities. Please note there is no on-site parking.

The property extends to approximately 3,256 sq ft arranged over basement, ground and first floor levels, providing generous accommodation that could suit a range of commercial occupiers or alternative uses.

The location also offers good transport links, being situated close to Great Yarmouth railway station with straightforward connections into Lowestoft and Norwich.

Having been vacant for several years, the building now requires refurbishment and modernisation, presenting an opportunity for investors, developers or owner occupiers to reposition the asset. Whilst the overall structure appears sound, a programme of works will be needed to bring the accommodation up to modern standards and make it suitable for contemporary use.

Previously used as a banking hall, the layout provides large open internal areas and a strong frontage which could suit a variety of uses including retail, office accommodation, leisure or events space. The previous tenant was paying rent in the region of £32,500 per annum, which helps give an indication of the level of income the building has historically supported.

There may also be potential to subdivide the accommodation to create smaller commercial units, which could widen the pool of potential occupiers. In addition, the building could lend itself to residential conversion or mixed-use redevelopment, subject to the necessary planning consents being obtained.

The current rateable value for the property is £12,500.

For more information or to arrange a viewing, please contact Jack Taylor at Paul Hubbard Commercial.









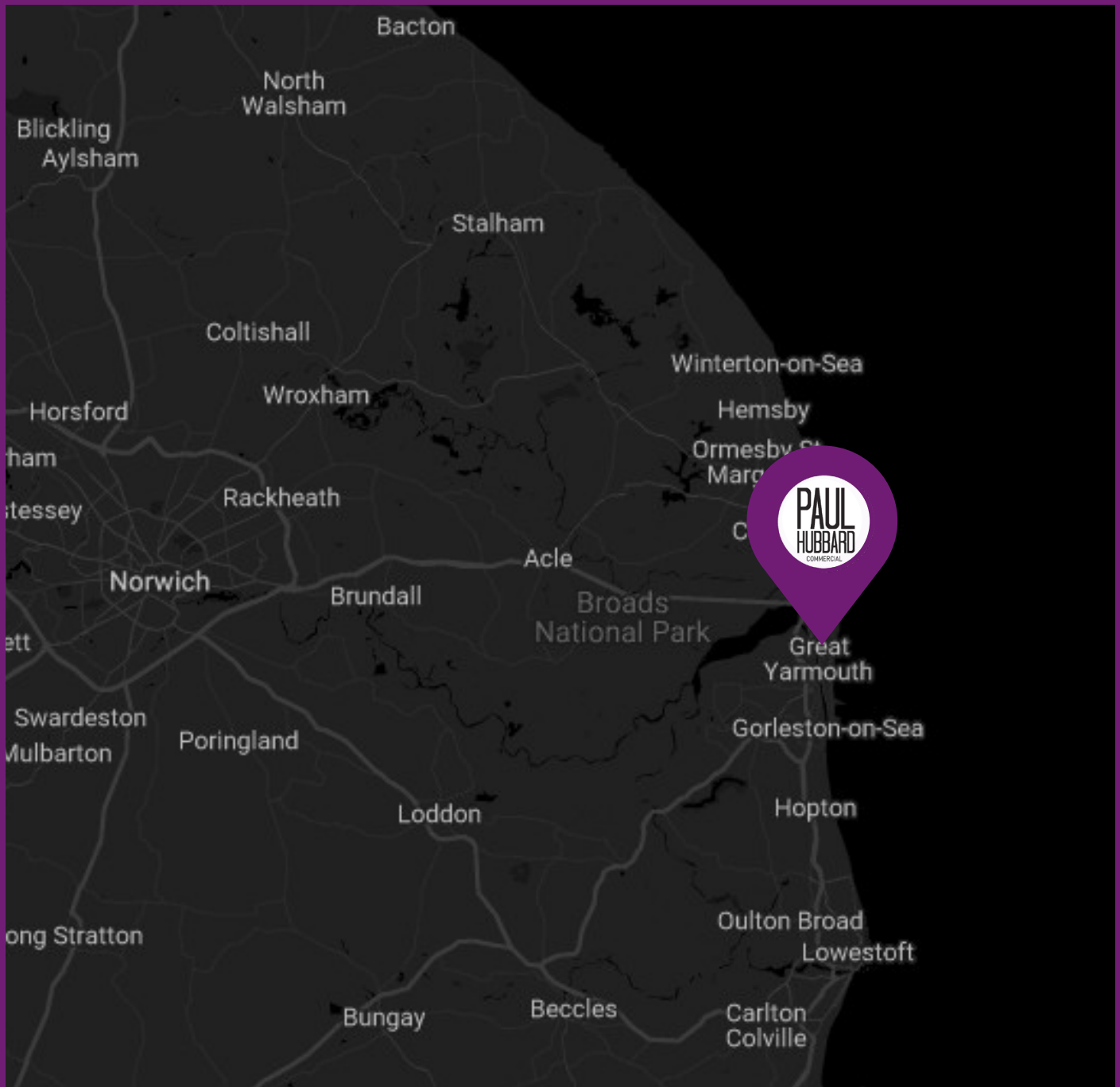


LOCATION



14 Hall Quay
Great Yarmouth
Norfolk
NR30 1HP

Great Yarmouth is a well-established coastal town in Norfolk with a diverse economy driven by tourism, offshore energy, retail and local services. The town benefits from a busy seafront, a traditional town centre offering a mix of national and independent businesses, and a strong seasonal visitor population. It has good transport links via the A47 providing road connections to Norwich and the wider regional network, as well as rail services to Norwich with onward links to London and the Midlands. Great Yarmouth also continues to see investment linked to the offshore and renewable energy sectors, supporting long-term economic activity and employment in the area.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

01502 532 028

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