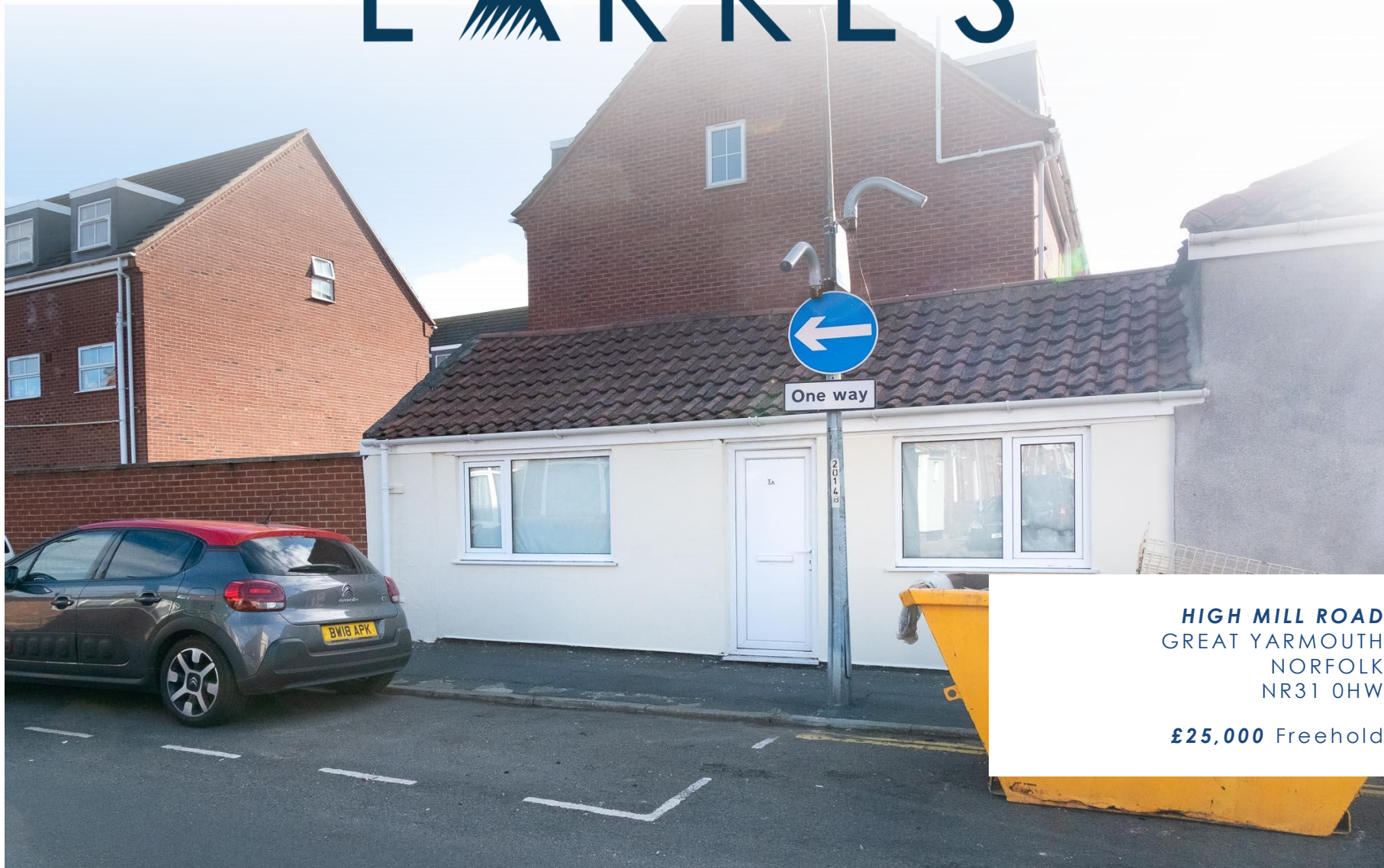


LARKES



**HIGH MILL ROAD
GREAT YARMOUTH
NORFOLK
NR31 0HW**

£25,000 Freehold

HIGH MILL ROAD | GREAT YARMOUTH
£25,000 Freehold

DESCRIPTION

A lock-up storage unit totalling 284 sq ft (26.4 sq m), with double glazed uPVC windows and doors, part pitched and part flat roof with mains electricity only.

The property is located just outside the town centre providing convenient storage accommodation for a variety of businesses. Alternatively the unit is considered to have planning potential for residential conversion.

SERVICES

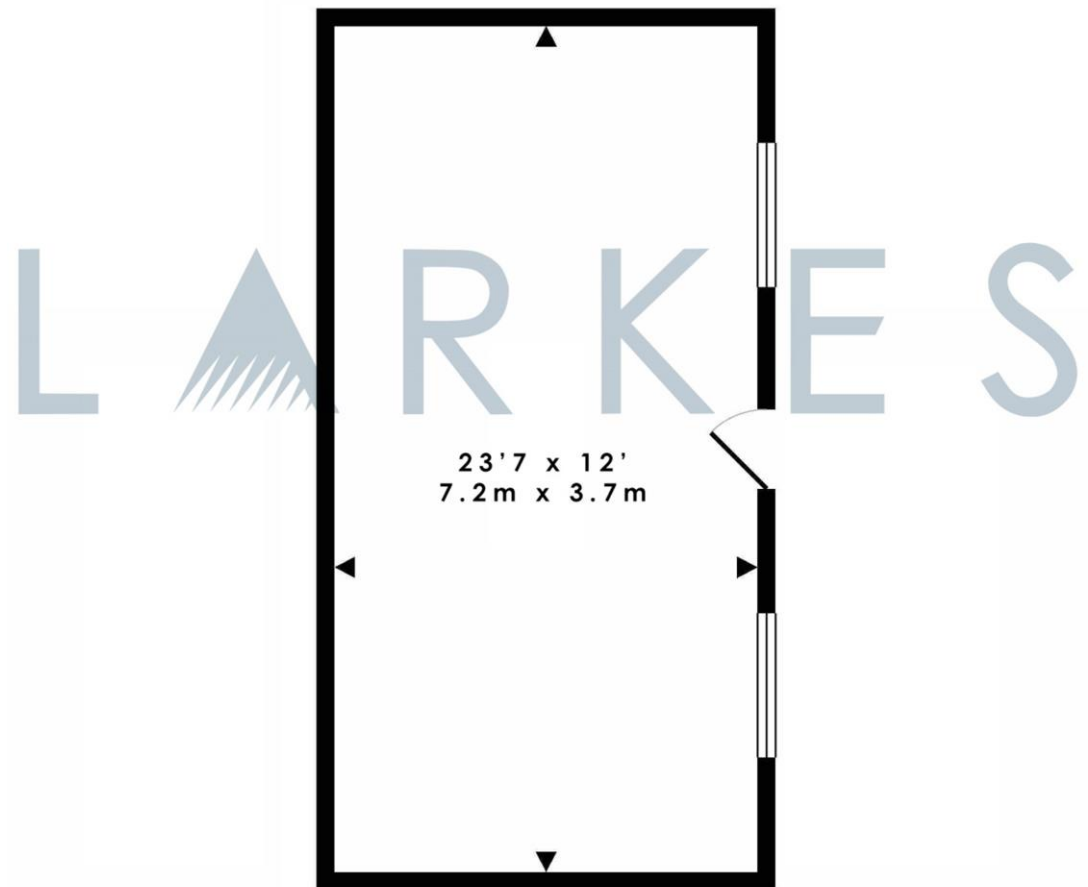
Mains electricity is understood to be connected (subject to confirmation from the statutory authorities).

Water, drainage and gas are believed to be available on the street subject to connection.

Larkes Estate Agents 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.

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.

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TOTAL APPROXIMATE AREA 284 Sq FT (26.4 Sq M)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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