



Station Road, Mundesley Norwich NR11 8JH

welcome to

Station Road, Mundesley Norwich

*** FOR SALE VIA TRADITIONAL AUCTION *** GUIDE PRICE £275,000-£300,000 ***

A superb investment opportunity situated in the popular seaside village of Mundesley. A mixed use unit offering three commercial premises with an upper floor residential apartment. NO ONWARD CHAIN!



Shop A

Shop Floor

14' 1" x 19' 3" (4.29m x 5.87m)

Connected to all mains services with electric storage heating.

Kitchen

10' 3" x 7' 5" (3.12m x 2.26m)

Accessed from the exterior.

Exterior Wc

5' 6" x 3' 5" (1.68m x 1.04m)

Yard Area

Shop B

Connected to all mains services with electric storage heating.

Shop Floor (front)

19' 2" x 11' 11" (5.84m x 3.63m)

Shop Floor (rear)

13' 6" x 10' (4.11m x 3.05m)

Storage Area With Shelving

10' 4" x 4' (3.15m x 1.22m)

Wc

5' x 2' 9" (1.52m x 0.84m)

Office C

Connected to all mains services with gas central heating.

Front Area

18' 5" x 8' 11" (5.61m x 2.72m)

Second Area

16' 2" x 8' 11" (4.93m x 2.72m)

Third Area

10' 5" x 8' 11" (3.17m x 2.72m)

Kitchen

4' 8" x 3' 8" (1.42m x 1.12m)

Wc

5' x 4' 6" (1.52m x 1.37m)

First Floor Apartment

Council tax band A. Privately accessed via a door in-between two of the ground floor units. Connected to all mains services with gas central heating. Freehold including units.

Stairs & Landing

Enter via a door on the ground floor with stairs leading up to a landing offering fitted carpet, a radiator, loft access and doors to all rooms.

Lounge

15' 1" x 11' 1" (4.60m x 3.38m)

A large reception space with two radiators, feature fireplace and sunny dual aspect double glazed windows.

Kitchen

14' 1" x 10' 1" (4.29m x 3.07m)

Comprising wooden wall and base units with work tops over, a sink and drainer, spaces for a washing machine, dishwasher and fridge-freezer, built-in oven and gas hob, wall mounted boiler, vinyl flooring, door to the rear and double glazed window to the side.

Bedroom One

12' 1" x 12' 1" (3.68m x 3.68m)

Double bedroom with fitted carpet, radiators, wardrobes, door to storage area which offers a variety of uses and double glazed window - but is currently used as an airing cupboard with shelving and tumble dryer and a double glazed window to the front.

Bedroom Two

11' 1" x 10' 3" (3.38m x 3.12m)

Double bedroom with fitted carpet, a radiator and a double glazed window to the rear.

Bathroom

8' 2" x 5' 11" (2.49m x 1.80m)

Suite comprising a low level WC, hand wash basin, walk-in shower cubicle, corner bath, vinyl flooring, radiator and a double glazed window to the rear.

Garden

There is also side access to the rear garden which offers patio, lawn, a range of mature shrubs and fully enclosed by wooden fencing. A fire escape stairs case in need of attention can be found to the rear leading to the apartment. Off road parking for up to 2/3 vehicles.

Agents Note

To register for Legal Packs and bidding instructions, please visit our website and follow the link at

<https://www.barnardmarcusauctions.co.uk>

Important Notice

For each Lot, a contract documentation fee of £1,500 (inclusive of VAT) is payable to Barnard Marcus Auctions by the buyer. The seller may charge additional fees payable upon completion. If applicable, such fees are detailed within the Special Conditions of Sale. Buyers are deemed to bid in full knowledge of this.

The Guide Price quoted must not be relied upon by prospective purchasers as a valuation or assessment of value of the property. It is intended to provide purchasers with an indication of the region at which the reserve may be set at the time of going to press. The guide price may be subject to variation and interested parties are advised to make regular checks for variations and should be aware that the reserve price may be either below or above the quoted

guide price.

Prospective purchasers should also be aware that the eventual sale price may be above or below the guide level dependent upon competition, and should therefore not presume the guide to be indicative of the final expected sale price or the price the property is available at.

When setting the guide price, the auctioneers have given consideration to the seller's instructions in respect of their indicated reserve price at the time of instruction. The reserve price, (the level below which the property will not be sold), remains confidential between the seller and the auctioneer. The guide price therefore, is intended to indicate the region at which the reserve price is intended to be set. The seller will confirm their final reserve price close to the auction date and if appropriate the auctioneers may adjust the guide price to reflect this.

Important Notice Continued

1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Photographs and Measurements: Some images may have been taken by a wide angled lens camera. These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.
5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER SEQUENCE (UK) LIMITED NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



view this property online williamhbrown.co.uk/Property/CRM107625



welcome to

Station Road, Mundesley Norwich

- GUIDE PRICE £275,000-£300,000 - SOLD VIA TRADITIONAL AUCTION
- INVESTMENT - RARE OPPORTUNITY
- PRIVATE GARDEN
- OFF-ROAD PARKING FOR 2/3 VEHICLES
- COUNCIL TAX BAND DELETED

Tenure: Freehold EPC Rating: D

guide price

£275,000



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/CRM107625



Property Ref:
CRM107625 - 0010

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



william h brown



01263 513764



Cromer@williamhbrown.co.uk



17 - 19 West Street, CROMER, Norfolk, NR27 9HZ



williamhbrown.co.uk