



55a Springfield Road

Gorleston | Norfolk | NR31 6AD

Asking Price

£365,000

- Fully tenanted freehold investment property
- Prime coastal location in Gorleston-on-Sea
- Total annual rental income of £25,800
- Mixed-use asset with commercial and residential income
- Two ground-floor commercial units
- Established fish and chip shop on a 5-year lease & Beauty and tattoo studio on a 10-year lease
- £14,400 combined annual income from commercial units
- £11,400 annual income from residential units
- Strong local rental demand and steady footfall





Square Meterage: Approx 281.8m² | Rateable Value: £10,300 | EPC Rating: B & C

A fantastic opportunity to acquire a fully tenanted freehold investment property in the popular coastal town of Gorleston-on-Sea. Currently generating a total annual income of £25,800, this mixed-use property offers a solid return with established tenants in place, providing an immediate and hassle-free investment.

The property comprises two ground-floor commercial units, both occupied by long-term tenants. The first unit is a fish and chip shop operating on a 5-year lease, while the second is a beauty and tattoo studio with a 10-year lease. Together, these businesses generate an annual rental income of £14,400. Above the commercial premises, the property includes two well-presented one-bedroom flats, both currently rented, contributing a further £11,400 per year. This combination of commercial and residential income streams offers excellent diversification and stability for any investor.

Situated on the edge of Gorleston town centre, the property benefits from a thriving coastal location renowned for its stunning beach, vibrant high street, and strong sense of community. The surrounding dense residential area ensures steady footfall for the businesses below. Key location advantages include proximity to James Paget Hospital, a major local employer generating consistent demand for residential accommodation, excellent road links via the A47 providing access to Great Yarmouth, Norwich and beyond, and a thriving rental market supported by a mix of independent and national businesses.

This fully let property represents an ideal investment opportunity with immediate income, long-term tenants, and strong potential for capital growth. With a combined annual income of £25,800, it offers a secure and attractive addition to any portfolio, whether you are expanding existing holdings or entering the commercial property market for the first time.

Key Features

- Fully tenanted freehold investment property
- Prime coastal location in Gorleston-on-Sea
- Immediate income with long-term tenants in place
- Strong local rental demand and steady footfall
- Excellent road access via the A47
- Close proximity to James Paget University Hospital
- Located on the edge of Gorleston town centre
- Two well-presented one-bedroom flats
- £11,400 annual income from residential units
- £14,400 combined annual income from commercial units

If you wish to view this property or require any further information please contact us on 01502 446000



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TBC

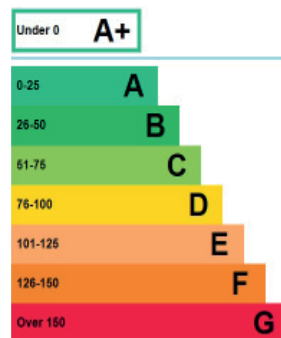
Additional Information

- **Asking Price:** £365,000
- **Total Annual Rental Yeild:** £25,800
- **Opportunity to aquire an immediate investment property**
- **Established fish and chip shop on a 5-year lease**
- **Beauty and tattoo studio on a 10-year lease**

Energy Efficiency Rating

Energy rating and score

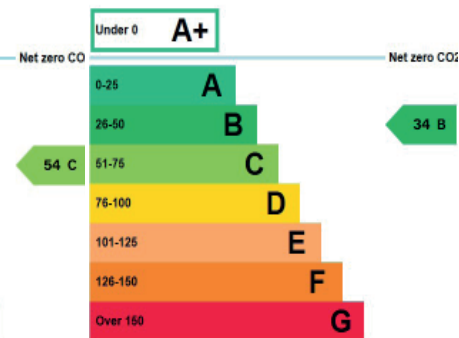
This property's energy rating is C.



Shop 1

Energy rating and score

This property's energy rating is B.



Shop 2

Subject to Contract

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.

Steel and Co do not guarantee the accuracy of these particulars, dimensions, permission for use or references to condition which are for the guidance of prospective tenants or purchasers and do not constitute the whole or part of an offer. Prospective tenants or purchasers must satisfy themselves as to the suitability of the premises and conduct their own due diligence. Application fees may apply.

Steel & Co

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