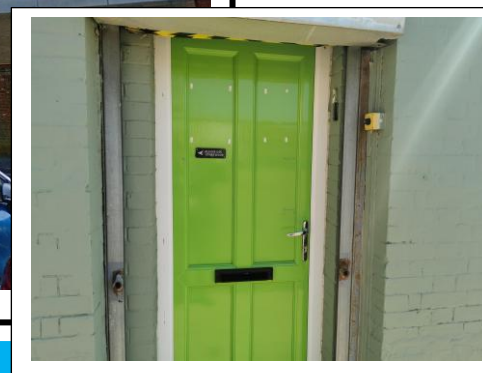


New Lease Available

Initial Rent : £6,000 per annum

183A King Street, Row 60, Great Yarmouth, Norfolk NR30 1LS



Self - Contained Office Suite - To Let -

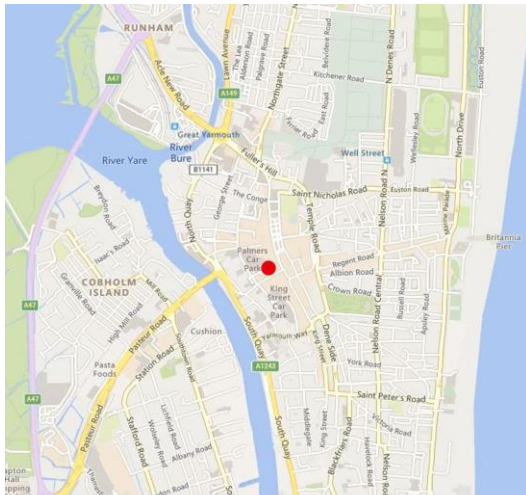
- Second floor office suite
- 44.7 sq m (481 sq ft)
- Tea-point and WC facility
- Town centre location
- Next public car parking

info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Great Yarmouth

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A third river crossing (Herring Bridge) has now been completed.

Location

Situated to the south side of a pedestrian path which connects Market Place / King Street to Howard Street South and a public car park.

Description

Second floor office suite accessed via a shared ground floor entrance.

The open plan office is well proportioned and has good levels of natural daylight with windows to the north and south elevation.

Off the landing is a WC and wash hand basin and within the office is a tea-point.

Accommodation

Open plan office	44.7 sq. m	481 sq. ft
Total	44.7 Sq.M	481 Sq. Ft

Services

Mains water, electricity and drainage are connected to the property.

Tenure

Leasehold.

Terms

New lease on tenant's effective full repairing and insuring terms at an initial rent of £6,000 per annum exclusive.

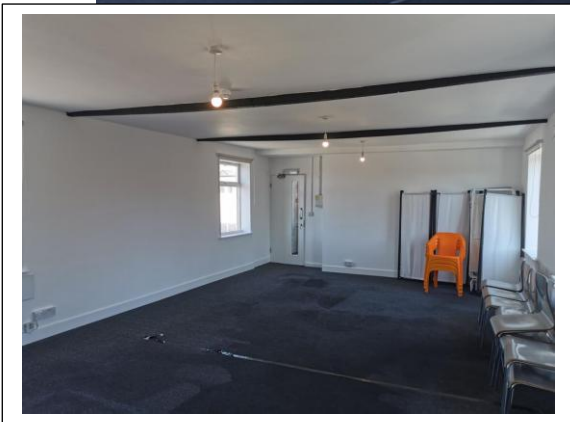
Possession

Vacant possession upon completion of a new lease.

Planning

Use E - Commercial, Business and Service. Offices.





Business Rates

The current Rateable Value is £1,750. From 1st April 2026 the Rateable Value is £2,225. An occupier may be eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

EPC

The Property has an Energy Performance Rating of "D" (Rating 79). The Certificate and Recommendation Report are available upon request.

VAT

VAT will not be applicable to the rent.

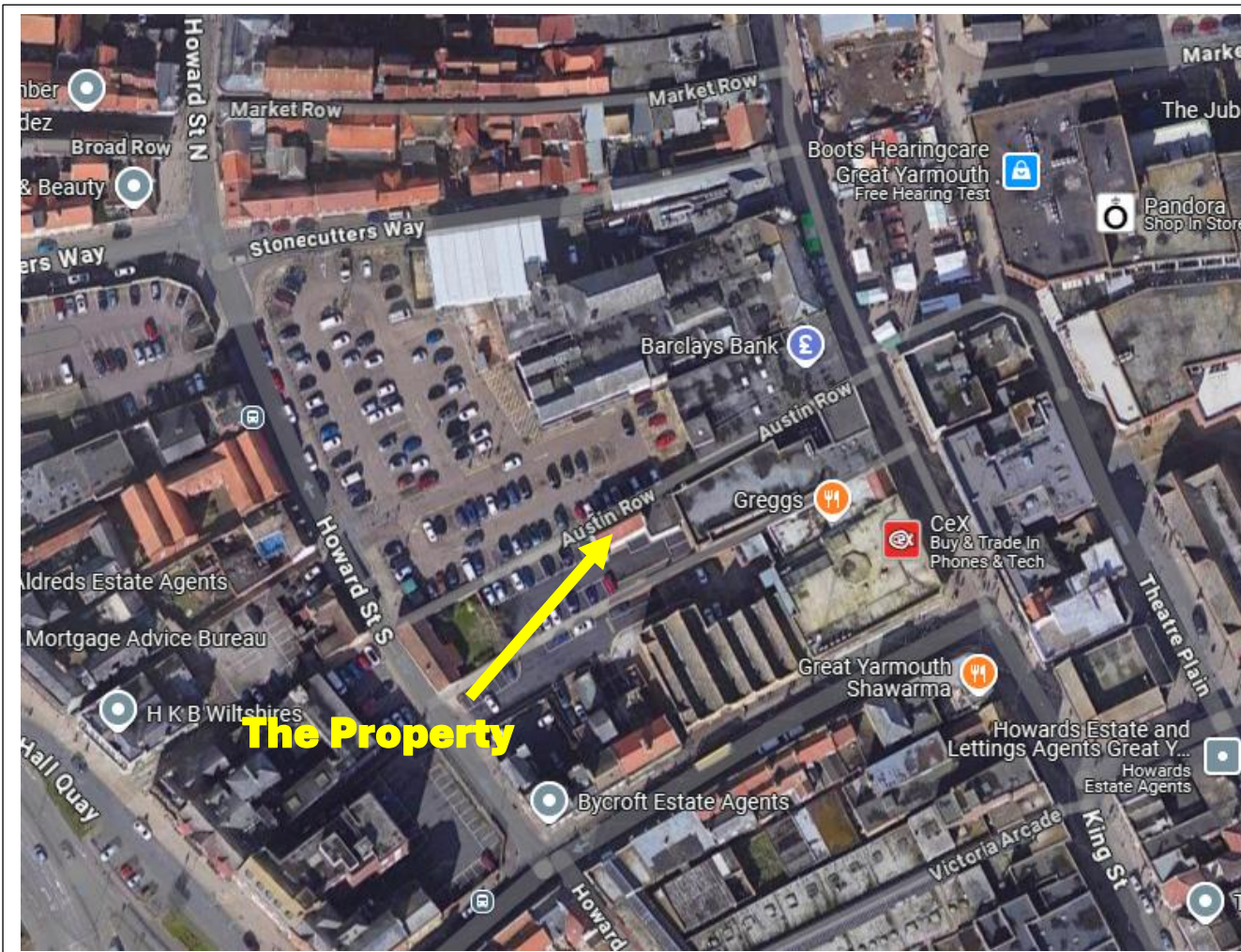
Legal Costs

Each party to bear their own legal costs.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

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Agent Details

For further details please contact:

Hamish Duncan

01493 853853

hamish.duncan@eastcommercial.co.uk

www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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 of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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