

**Available To Let**

**Initial Rent : £667 per calendar month (£8,000 pa) exclusive**

9 Baker Street, Gorleston, Great Yarmouth, Norfolk NR31 6QT



## Shop / Office

- To Let -

- 57.36m<sup>2</sup> (617 sq ft) total area
- Established retail area
- Located just off the High Street
- Main Retail area behind shop front 28.57m<sup>2</sup> (307 sq ft)
- Rear storeroom, 2 offices
- Kitchen & WC

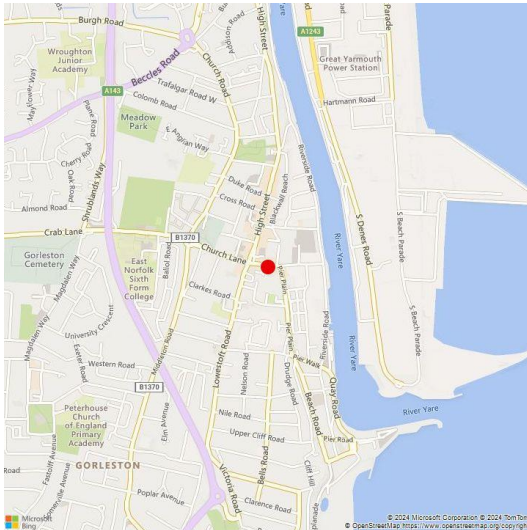
[info@eastcommercial.co.uk](mailto:info@eastcommercial.co.uk)

**Tel: 01493 853853**



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

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## Location

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

Baker Street is just off the High Street which is currently home to a number of national occupiers such as Q.D., Greggs, Boots, Card Factory, Costa Coffee, Subway, KFC, Peacocks, Iceland and Superdrug.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriol High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

## Description

A ground floor retail or office with a large display window and an entrance door to the left. Retail area 28.57m<sup>2</sup> (308 sq ft) with rear store room, two offices, kitchen and toilet.

## Accommodation

Retail Area	308 sq. ft	28.61 sq. m
Rear Storeroom	57 sq. ft	5.3 sq. m
Office 1	72 sq. ft	6.69 sq. m
Kitchen	58 sq. ft	5.39 sq. m
Office 2	122 sq. ft	11.33 sq. m
<b>Total</b>	<b>617 Sq. Ft</b>	<b>57.32 Sq. M</b>

## Services

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

## Tenure

Leasehold

## Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £8,000 per annum exclusive.

## Possession

Vacant possession upon completion of a new lease.

## Planning

Use E (Commercial Business & Service) includes retail and office use.



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## Business Rates

The current Rateable Value is £3,700. An occupier maybe eligible for 100% Business Rates relief subject to successful application to Great Yarmouth Borough Council.

## EPC

An EPC has been ordered. Further details available from the agent.

## VAT

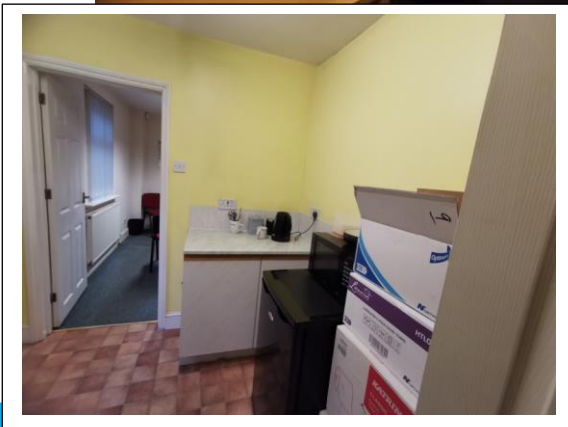
VAT will not be applicable to the rent.

## Legal Costs

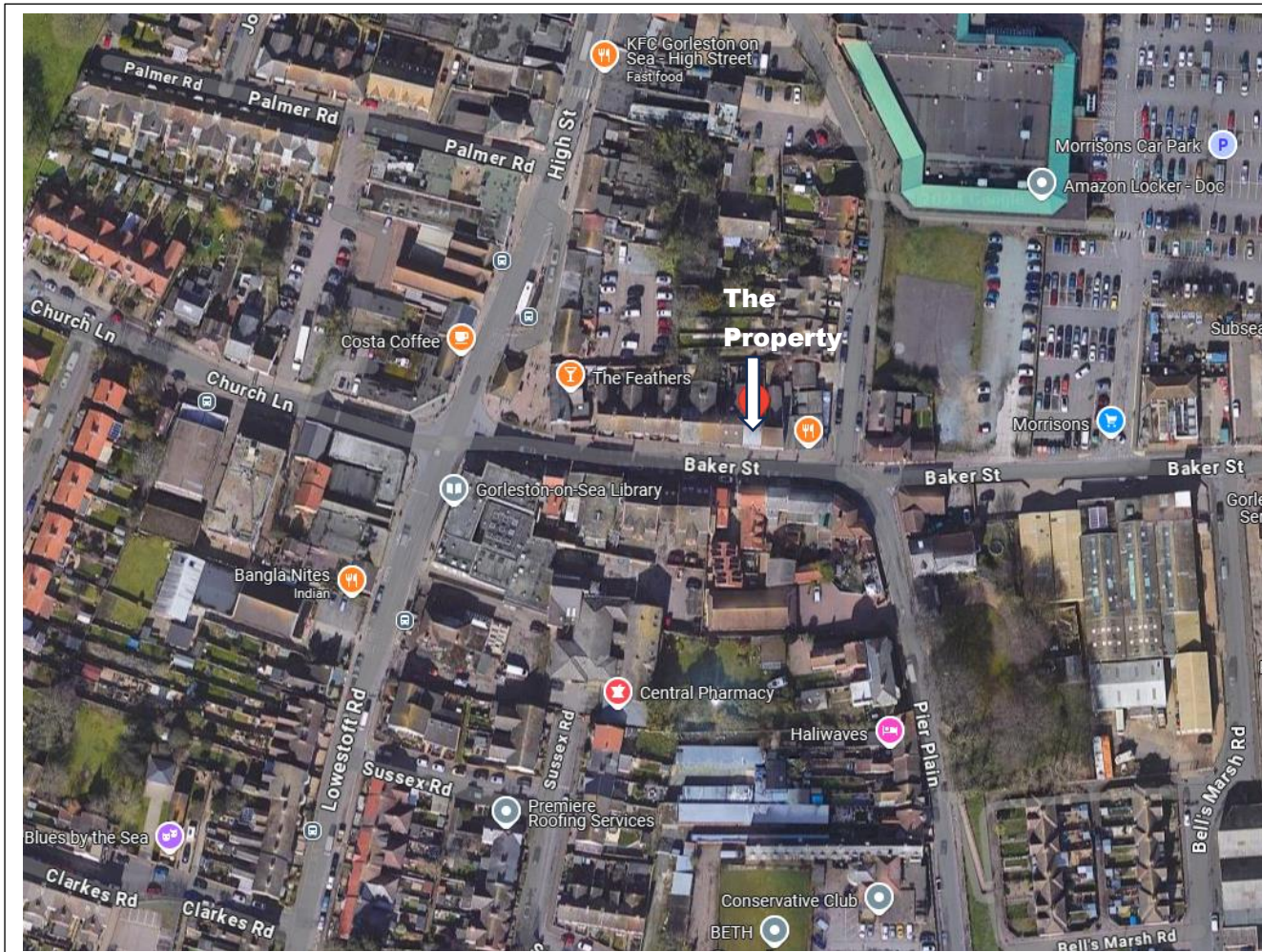
A short form of the Law Society Lease will be used, which is low cost and quick, £350 plus VAT. A photographic schedule of condition will be required at £150 plus VAT. These costs will be paid by the ingoing tenant.

## Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to letting.



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## Agent Details

For further details please contact:

### Robin Neve

Chartered Surveyor

Registered RICS Valuer

Consultant to East Commercial

**01493 853853**

[robin.neve@eastcommercial.co.uk](mailto:robin.neve@eastcommercial.co.uk)

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#### 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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