

New Lease Available

Initial Rent : £9,000 Per Annum (Subject To Contract)

78 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RQ

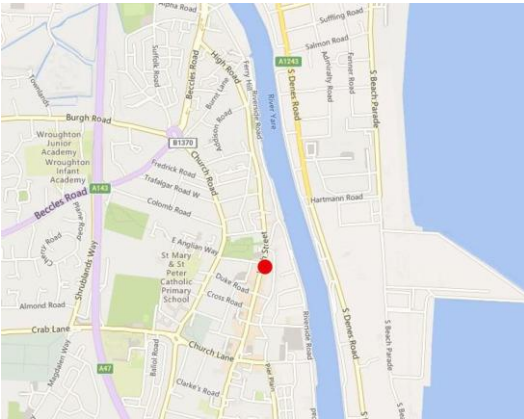


## Retail Shop / Office

- To Let -

- Prominent shop frontage
- Retail area 24.8 sq m (267 sq ft)
- Suitable for a variety of uses
- Gorleston High Street
- Prime location

# 78 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RQ



## Gorleston

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.

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

## Location

High Street is currently home to a number of national occupiers such as Card Factory, Costa Coffee, Subway, Greggs, Iceland, Farm Foods and Superdrug. Close neighbours include Palace Cinema, The William Adams (J.D. Wetherspoon), Domino's and Betfred. Other occupiers include a variety of sole trader retailers, salons, offices and other uses.

## Description

Prime located shop with good frontage and well proportioned retail area / office and with W.C. to rear. Approximate retail area of 24.8 sq m (267 sq ft). Frontage incorporates a large display window and entrance door.

Most recent use as a clothes shop and prior to that an estate agent's office. Would suit retail or office uses.

## Accommodation

|                              |                   |                   |
|------------------------------|-------------------|-------------------|
| Ground floor retail / office | 24.8 sq. m        | 267 sq. ft        |
| <b>Total</b>                 | <b>24.8 Sq. M</b> | <b>267 Sq. Ft</b> |

## Services

Mains water, electricity 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 £9,000 per annum inclusive of electricity, water and drainage however exclusive of business rates.

## Possession

Vacant possession upon completion of a new lease.

## Planning

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



# 78 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RQ



## Business Rates

The current Rateable Value is £4,150. An occupier maybe eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

## EPC

The Shop has an Energy Performance Rating of "49" (Rating B). The Certificate and Recommendation Report are available upon request.

## VAT

VAT will not be applicable to the rent.

## Legal Costs

Both parties will be responsible for 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.

# 78 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RQ



## Agent Details

For further details please contact:

**Hamish Duncan**

01493 853853

hamish.duncan@eastcommercial.co.uk

[www.eastcommercial.co.uk](http://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.

info@eastcommercial.co.uk  
**Tel: 01493 853853**



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN