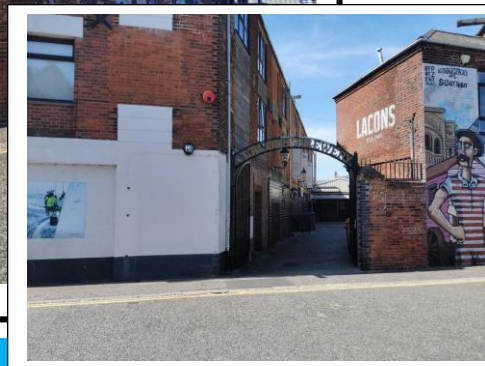


New Lease Available :

Initial Rent : £4,500 per annum plus VAT

Suite 2 (Rear), The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ



Office Suite - To Let -

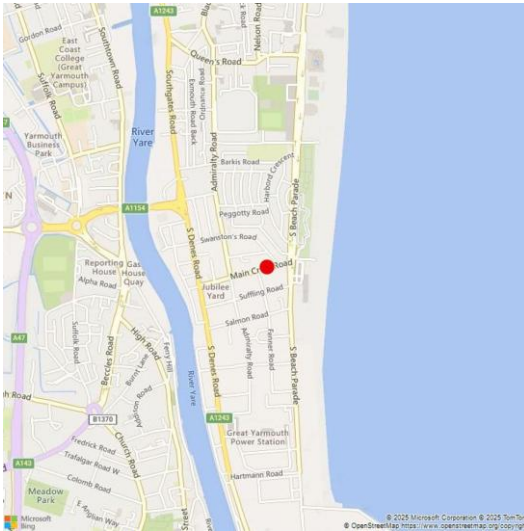
- First floor office suite available
- 33.2m² / 357 sq ft
- WC and tea point facilities
- Situated within established business district

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 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 property is situated within the South Denes Industrial Area and occupiers in the immediate area are involved predominately in the offshore and renewable energy sector and include Seajacks and Halliburton.

The property is close to Nelson's Monument, Great Yarmouth Power Station and the Pleasure Beach. A new Premier Inn and restaurant were completed in June 2019 and £26 million Marina Centre opened in 2022.

A third river crossing links South Denes to the A47 (runs from Birmingham to Lowestoft).

Description

The Courtyard comprises a pair of three storey brick built buildings around a central courtyard.

The front building is occupied by Lacons on the ground floor with office suites on the two floors above.

The rear building is occupied by Lacons Brewery on the ground floor and has offices and apartments above.

Suite 2 is situated within the rear building accessed from the courtyard and comprises an open plan office with ancillary tea point and staff WC.

Accommodation

Office & Tea Point	357 sq. ft	33.17 sq. m
WC		
Total	357 Sq. Ft	33.17 Sq. M

Services

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

Tenure

Leasehold.

Terms

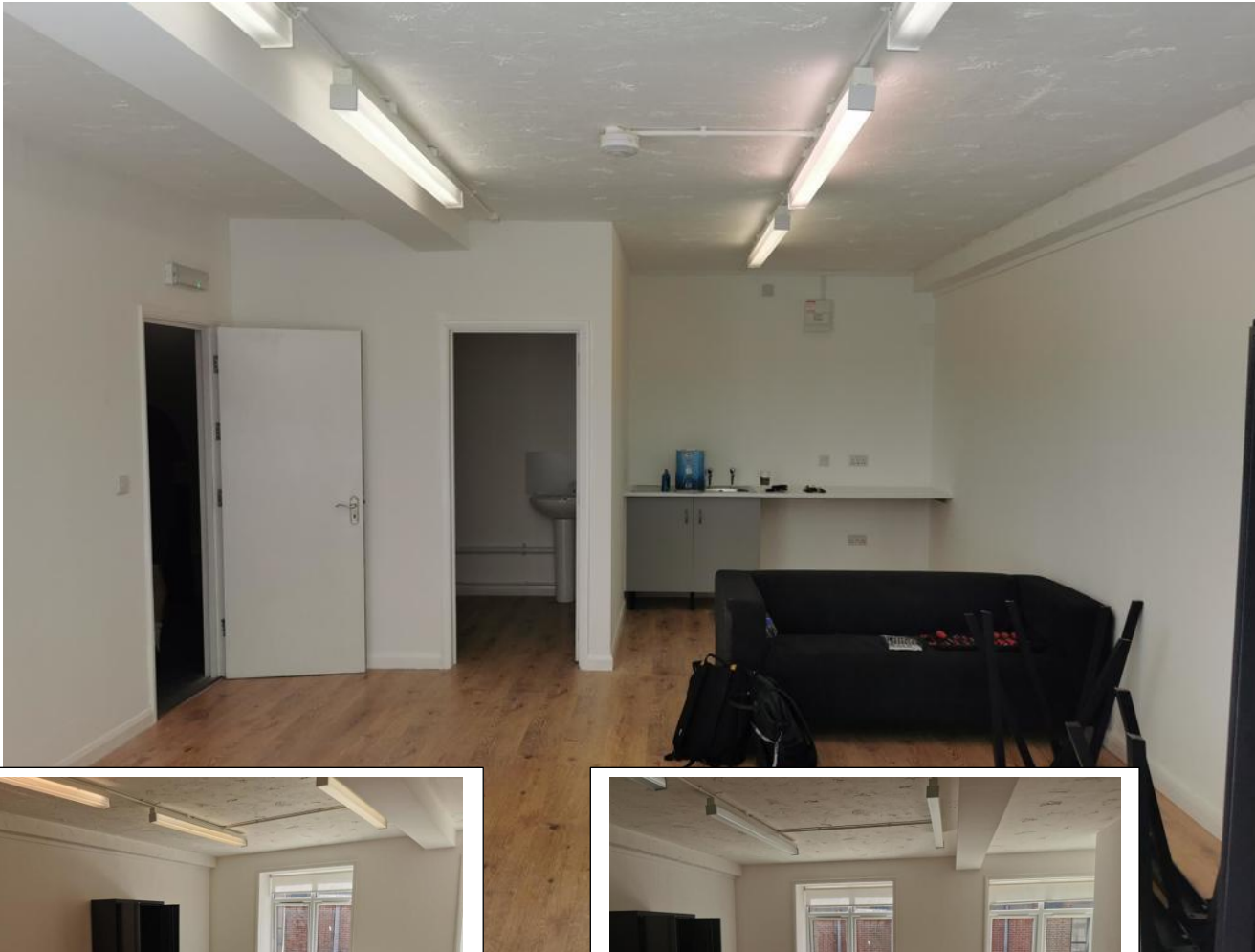
New lease on tenant's maintaining and insuring terms at a rent of £4,500 per annum exclusive.

Possession

Vacant possession upon completion of a new lease agreement.



Suite 2 (Rear), The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ



Planning

Offices (Class E - Commercial, Business and Service).

Service Charge

A service charge of £75 + VAT/quarter is payable as contribution towards the costs of buildings insurance, water and drainage and waste disposal.

Business Rates

Suite 2A - to be re-assessed.

An occupier maybe eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

EPC

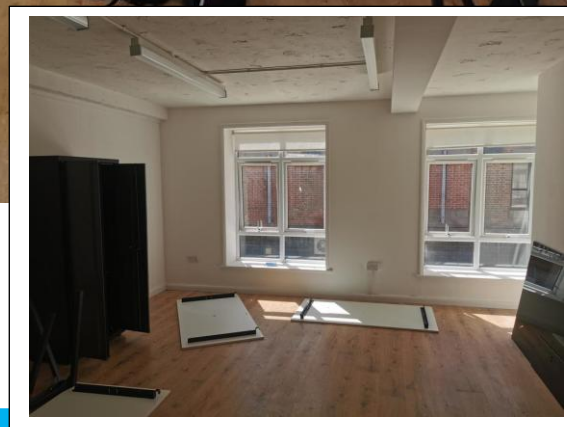
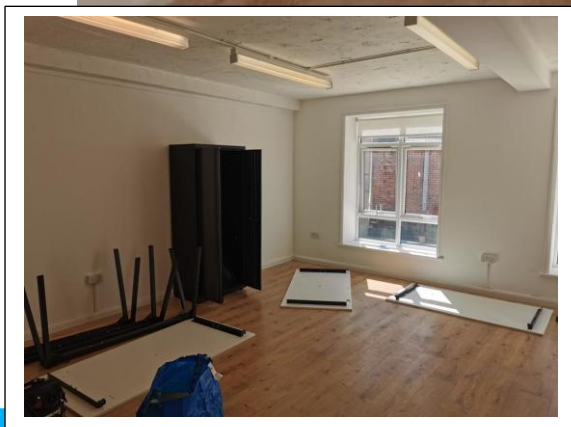
The Property has an Energy Performance Rating of "D". The Certificate and Recommendation Report are available upon request.

VAT

VAT will be applicable to the rent and service charge.

Legal Costs

A short form of a Lease Agreement will be used.



Suite 2 (Rear), The Courtyard, Main Cross Road, Great Yarmouth, Norfolk NR30 3NZ



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.

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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