



# Mitre

## To Let

Ingoing Costs of c£30,000 at an Annual Rent of **£12,000** (exc VAT)

Mitre, 5 George Street, Great Yarmouth, Norfolk, NR30 1HR

### AT A GLANCE

- Prominent Corner Town Centre Position
- Recently Restored and Redecorated
- Arranged over Ground Floor & Basement
- Basement Cellar
- Private Landlord
- Excellent Footfall
- Open Plan Bar and Seating Area
- Trade Kitchen
- Free of Tie Lease
- Ideal Bar or Restaurant opportunity

### Viewing And Further Information

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## PROPERTY

Ground Floor - open plan bar and seating area for c50 customers. Trade kitchen fitted kitchen with dry storage area. Ladies & Gents WC facilities. Basement Cellar.

No on site private accommodation.

## PLANNING

The property is not listed but is situated within a conservation area.

## UTILITIES

The property benefits from being connected to all mains services

## MEASUREMENTS

Total Floor Area - 1,238 sq ft

\*measurements are approximate and taken from digital mapping systems.

## FIXTURES & FITTINGS

Main bar area needs complete refurbishment. The trade kitchen still retains a number of working items to include, cooker, fridges and extraction unit.



## THE BUSINESS

The property is closed and no trade is warranted or sold. We have no access to any previous trading information.

This opportunity would be ideal for a local operator looking to secure a popular wet led bar or even a notable restaurant business.

## RATES & CHARGES

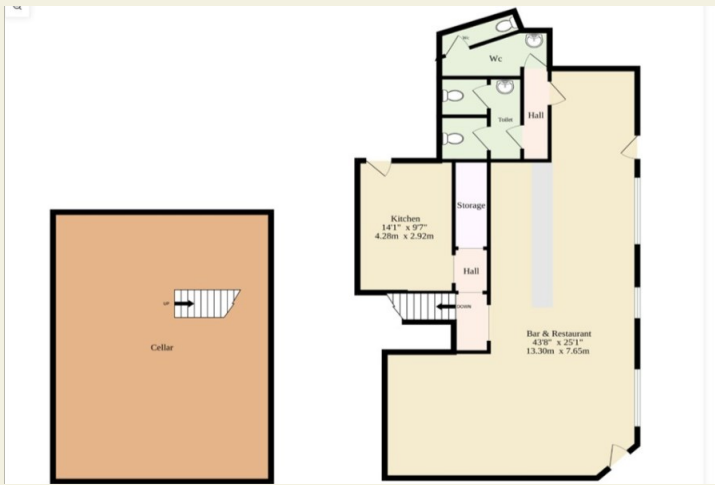
Rateable Value of £5,500 as of 1st April 2026

\* Please check with the local council to see if you may be eligible for the Supporting Small Business scheme

## TENURE

The property is offered as commercial premises only and is available with a minimum lease term of three years. Free of Tie lease at an annual rent of £12,000 pax. Three months rent is required upfront (£3,000) as a deposit, along with a £10,000 agent & legal fee payable by the tenant on application to cover the production of the lease. Ingoing costs of c£30,000 will need to be available to cover legal fees, working capital, agency fee and deposit.

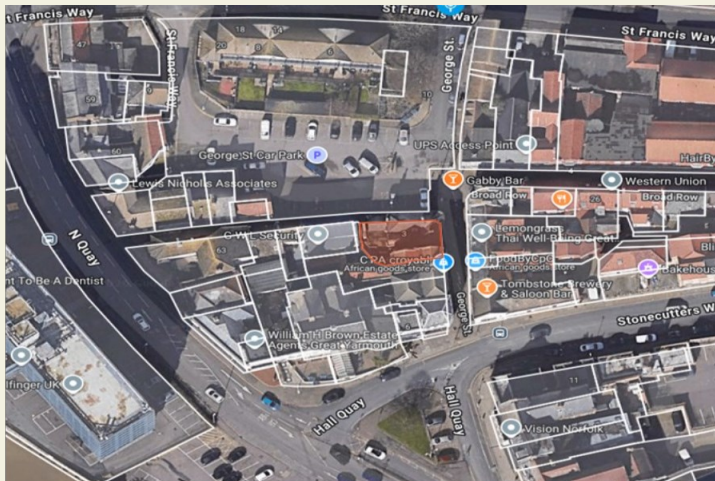




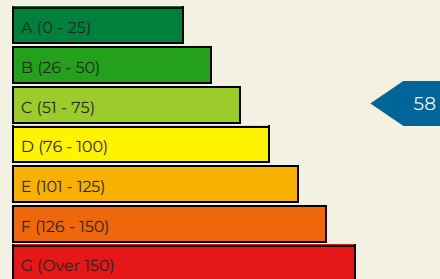
## LOCATION

Ideally located in the centre of the thriving seaside tourist town of Great Yarmouth on the Norfolk coast. A population of 38,693 in the 2011 Census made it Norfolk's third most populous place. Yarmouth has been a resort since 1760 and a gateway from the Norfolk Broads to the North Sea. Throughout the 20th century, Yarmouth boomed as a resort, with a promenade, pubs, fish-and-chip shops and theatres. There is also the Pleasure Beach, the Sea Life Centre, the Hippodrome Circus and the Time and Tide Museum, and a Victorian seaside Winter Garden in cast iron and glass.

Close to the railway station and regular bus routes offering links to Norwich and surrounding areas. The location also benefits from ongoing regeneration around the town centre and harbour, making it an appealing choice for those seeking a central setting with coastal character and practical day to day convenience.



## EPC



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