



Allen's Bar

To Let

Premium **£25,000** To include all New Fixtures and Fittings. Rent **£25,000** per annum

Allen's Bar, 2 Greyfriars Way, Great Yarmouth, Norfolk, NR30 2QE

AT A GLANCE

- Central Great Yarmouth Location
- Extensive Open Plan Bar Area (60)
- Trade Kitchen
- Free of Tie lease available
- Annual Rent £25,000 pax
- Notable Footfall
- Completely Redecorated and Refurbished
- Enclosed Courtyard Garden (20)
- Private Landlord
- 1st Year Rent Concessions Considered

Viewing And Further Information

Gareth Hatton

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PROPERTY

Main entrance off Greyfriars Way leading into a spacious open plan main bar area, with enough seating for c50/60 customers. Ladies and Gents WC's. Trade kitchen. Basement Cellar. All internal trade areas have recently been restored and refurbished to high standard, providing a warm and welcoming atmosphere.

External areas - enclosed courtyard garden with seating (c20).

*the 1st and 2nd floors consist of private lettings and do not form part of the agreement. There is no living accommodation on site for a new tenant.

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

Trade Area - 2,619 sq ft

FIXTURES & FITTINGS

All new fixtures and fittings included in Premium price



THE BUSINESS

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

RATES & CHARGES

Current rateable value (1 April 2023 to present): £9,500

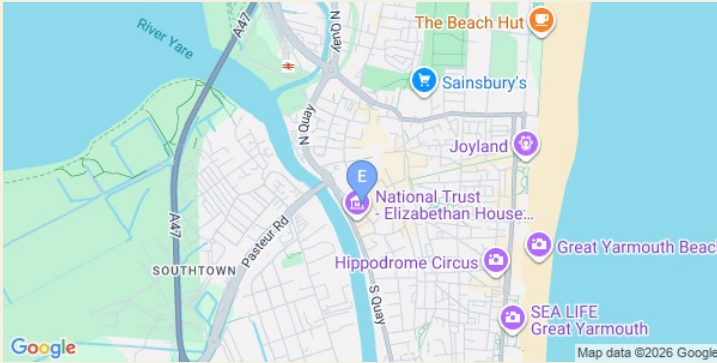
TENURE

The property is offered with a minimum lease term of three years. Rent £25,000 per annum. Three months rent is required upfront as a deposit, along with a £2,000 legal fee payable by the tenant on application to cover the production of the lease. The lease is free of tie. Internal repair and decorating only. 1st year rent concessions may be considered, depending on business plan. Proof of funds required to cover ingoing costs (working capital, stock, legal costs and deposit) of approximately £30,000.

PREMIUM

£25,000 plus VAT, to include all fixtures and fittings.



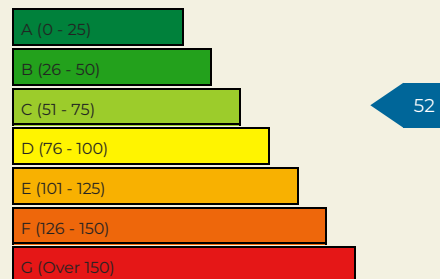


LOCATION

Greysfriars Way enjoys a central position within the heart of Great Yarmouth, placing Allens Bar within easy reach of the town's main amenities and attractions. The location benefits from strong footfall and excellent visibility, with nearby shops, restaurants, leisure facilities, and the historic Market Place all close by. Great Yarmouth's seafront and Golden Mile are only a short distance away, drawing both local residents and visitors throughout the year.

Public transport links are easily accessible, including bus routes and Great Yarmouth railway station, while road connections provide straightforward access across Norfolk and into Suffolk. This central setting offers a lively atmosphere with consistent activity, making it well suited to a hospitality or leisure venue.

EPC



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