

New Lease Available

Initial Rent : £8,000 Per Annum

18 Market Row, Great Yarmouth, Norfolk NR30 1PB

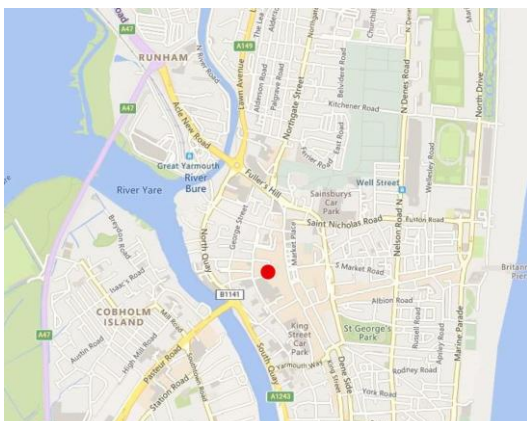


Town Centre Shop

- To Let -

- Town centre location close to Market Place
- Situated within historic Market Row
- Within established retail area
- Ground floor sales and first floor sales / staff / office / stores
- 62 sq m / 669 sq ft

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Great Yarmouth

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

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 area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A third river crossing (Herring Bridge) has now been completed.

Location

The property is located to the north side of Market Row, a busy pedestrian Row with shops to both sides. The area is densely developed and characterised by historic buildings, many of which are Listed. To the immediate east is the town's prime retailing area with banks, national multiple retailers and outdoor market.

Description

A mid terrace retail property with prominent double frontage incorporating central entrance. Net frontage 3.6m (11'11"). Due to previous use as a jeweller's shop, the property has security shutters to the front

The property comprises a well proportioned ground floor retail area and with first floor area suitable for additional retail or stores, staff, office etc. At first floor level are separate male and female WC facilities.

Accommodation

Ground Floor Retail Area	27.5 sq. m	296 sq. ft
Ground Floor Storage	6.9 sq. m	74 sq. ft
First Floor Retail Area	27.8 sq. m	299 sq. ft
First Floor Staff Toilets		
Basement Storage		
Total	62.2 Sq. M	669 Sq. M

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 £8,000 per annum exclusive.



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Possession

Vacant possession upon completion of a new lease.

Planning

Class E (retail).

Business Rates

The current Rateable Value is £5,700. Approximate rates payable for 26/27 is £2,177.40. An occupier may be eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

EPC

The Property has an Energy Performance Rating of "E" (Rating 124). The Certificate and Recommendation Report are available upon request.

VAT

VAT will not be applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs.



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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:

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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

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