

Available To Let

Initial Rent : £7,200 per annum

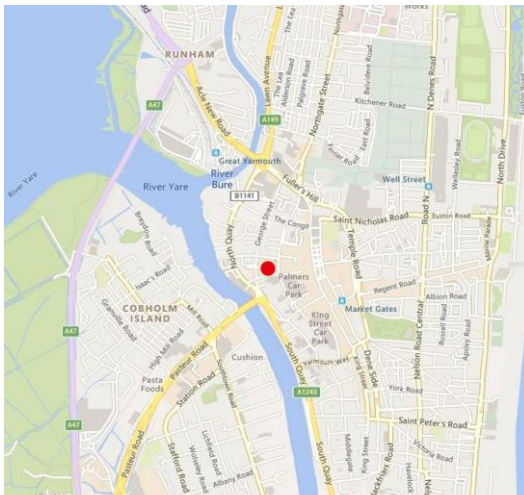
15 Broad Row, Great Yarmouth, Norfolk NR30 1HT



Cafe / Coffee Shop - To Let -

- Town centre location
- Close to the prime retail area
- 66.8 sq m / 719 sq ft
- Most recently cafe / coffee shop use
- Available now (new lease)
- Prominent corner position
- Well-equipped and fitted out for food preparation and customers

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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

Located at the intersection of Broad Row, Market Row and Howard Street South and occupying a prominent south facing corner position.

Description

Prominent corner unit most recently used as a cafe/coffee shop. The accommodation comprises a front seating area (10 covers), wc, servery and kitchen/prep area with additional seating at lower ground floor level (14 covers).

Agent's Note: Previous occupiers have positioned two tables with eight chairs on the pavement in Broad Row immediately outside the cafe. Subject to Highways Authority approval and any annual licence fee.

Accommodation

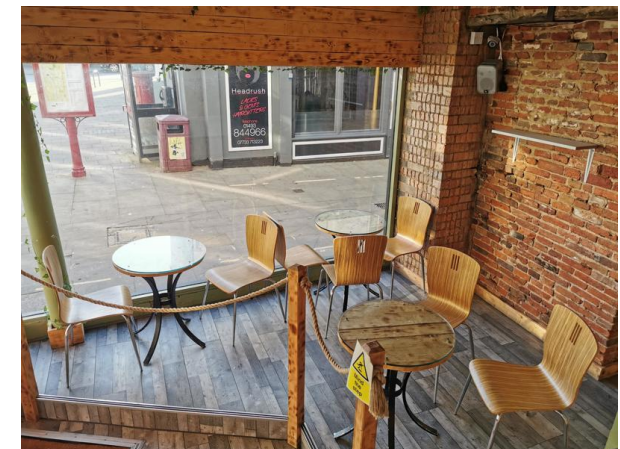
Ground floor seating area	178 sq. ft	16.54 sq. m
Mezzanine servery counter and kitchen	196 sq. ft	18.21 sq. m
WC		
Lower ground floor seating	227 sq. ft	21.09 sq. m
Lower ground floor storage	118 sq. ft	10.96 sq. m
Total	719 Sq. Ft	66.8 Sq. M

Fixtures, Fittings & Equipment

An inventory of fixtures, fittings and equipment to be agreed. These items have not been tested by the Landlord or Agent to check they are in working order.

Services

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



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Tenure

Leasehold.

Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £7,200 per annum exclusive. The lease would be outside the Landlord & Tenant Act 1954.

Possession

Vacant possession upon completion of a new lease.

Planning

Use E - cafe / retail.

Business Rates

The Rateable Value is £2,800.

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

EPC

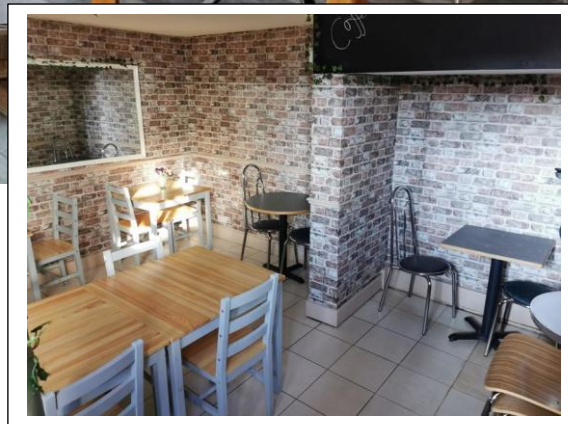
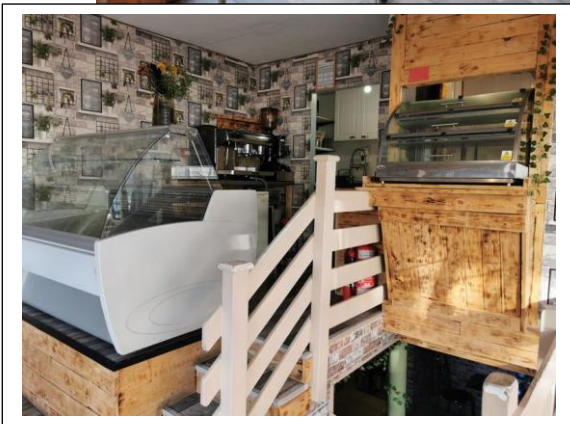
The Property has an Energy Performance Rating of "B" (Rating 40). The Certificate and Recommendation Report are available upon request.

VAT

VAT will not be applicable to the rent.

Legal Costs

A short form of the Law Society Lease will be used, which is low cost and quick. £350 plus VAT. A photographic schedule of condition will be required at £150 plus VAT.



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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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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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