

Functional Leisure Building

The Crescent, Off Beach Road, Hemsby, Gt Yarmouth, NR29 4JF

£15,000 pa Leasehold

EPC Rating TBC

A functional leisure building in a prime holiday location on Hemsby Beach. Would suit many uses such as retail, restaurant or attraction such as an escape rooms. Established businesses only need apply.

LOCATION

The Crescent forms part of the prime Beach Road tourist area in Hemsby. An established holiday destination with direct access to Hemsby Beach with numerous camps and caravan parks close by.

The property has a prominent corner position opposite MB Leisure Bar and The Lacons Arms.

The Seadell Bar is behind and various amusement arcades and take away food outlets are adjacent.

PROPERTY DESCRIPTION

A functional single storey commercial building of brick elevations beneath a flat roof, currently used as an amusement arcade. The property benefits from generous parking which is always in demand in this location.

The leisure area is a uniform open plan square shape providing approximately 326.83 sq m (3518 sq ft) of accommodation. With display windows and sliding access doors to The Crescent.

The property has mains electricity (sub-metered), water and drainage. With access to toilet facilities.

Importantly parking is provided to the front for 15 or more vehicles.

BUSINESS RATES

The premises is currently listed as Amusements with a current rateable value of £15,250.

AGENT'S NOTE

Whilst the owners would consider most uses at this property, use an amusement arcade will not be permitted.

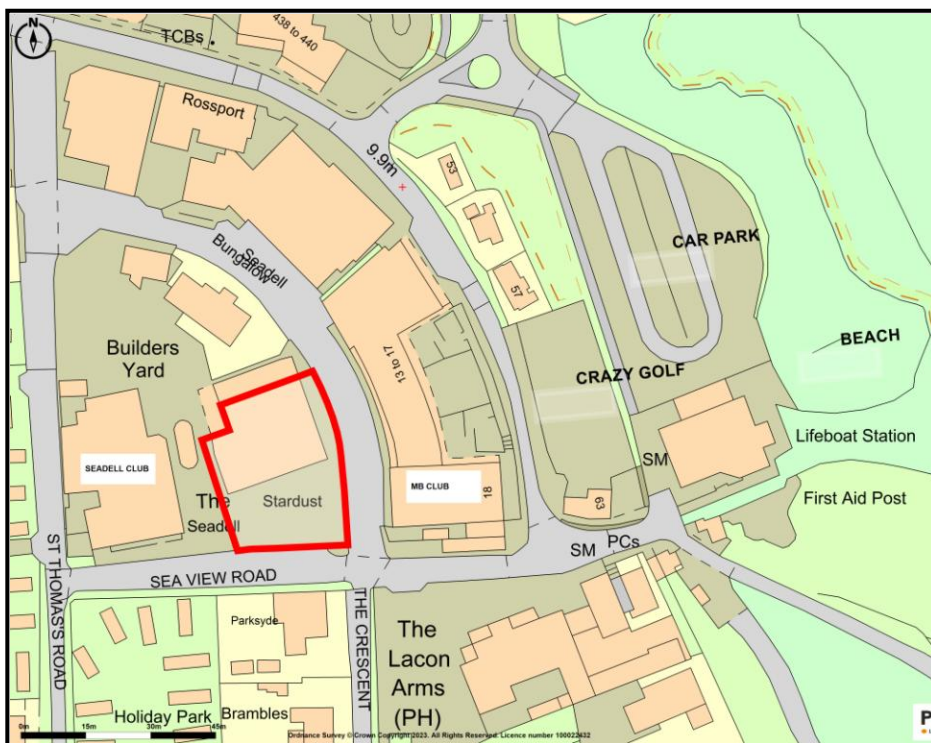
TERMS

A new lease for a term to be agreed (say, 9 year lease with 3 yearly rent reviews) as follows:

- Year 1 = £15,000 pa; and
- Year 2 and onwards = £20,000 pa.

VIEWINGS

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL:
tel: 01493 844489 or email:
db@bycroftestateagents.co.uk.



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.charlesbycroft.co.uk
01493 844489
db@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements