



Aldreds

Lettings

12 Hall Quay
, Great Yarmouth, NR30 1HP
£13,500 Per Annum



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, Great Yarmouth, NR30 1HP

Overlooking the Quay in a Town Centre location, these modern offices are available to let. The Offices have access from Hall Quay.

First Floor – 139.9 sq. mtrs

The offices have kitchen and rest room facilities.

The offices can be sub divided with two self-contained offices (front - 41.5 sq. m, back 60.1 sq. m) sharing the facilities at first floor level.

The offices have gas central heating and provide a very pleasant working environment.

Lease Terms

For the whole lot

Rent - £13,500 per annum

Period - by negotiation - 5 years or increments of 5 years with a Tenant break at 5 years.

Rent Free Period – the offices are ready for occupation, but a 28-day rent free period is offered to settle in.

Car Parking – there are car parking spaces available within walking distance

Planning / Use

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Use class 'E' (Commercial Business & Service), Offices.

Service Charge

To cover cleaning maintenance water and gas for heating.

Other Outgoings

Rates and electricity paid direct to authority and suppliers.

VAT

We understand that VAT will not be applicable to the annual rent.

Possession

Vacant possession

Accommodation

First Floor office – Overall area 139.9 sq m (1,505 sq ft)

Kitchen and rest room facilities.

Office can be sub divided:-

Front – 41.5 sq m (446 sq ft)

Back – 60.1 sq m (646 sq ft)

Sharing the facilities at first floor level.

Services

Mains water, electricity and drainage are not connected to the property.





Business Rates

To be re-assessed. Estimate RV to be £7,796.

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

Energy Performance Certificates

The Property has an Energy Performance Rating of "D" (Rating 92). The Certificate and Recommendation Report are available upon request.

Legal Costs

Both parties are responsible for their own legal costs.

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.

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 energy sector.

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 new deep water outer harbour is now completed and a third river crossing.

Location

Town centre location overlooking the Quay.

Viewing

By arrangement with the agents.

Agent Details

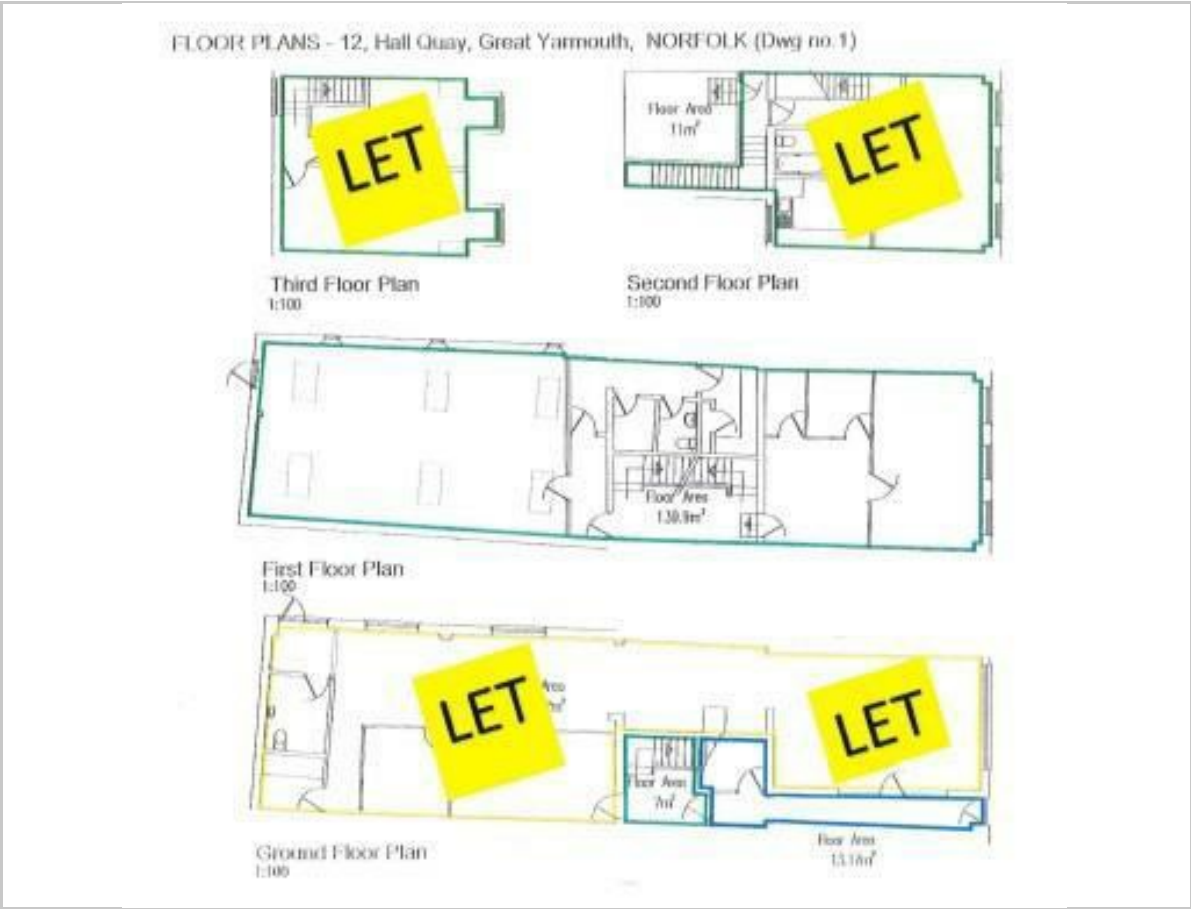
For further details please contact:

Mark Duffield

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mark.duffield@aldreds.co.uk

Floor Plan

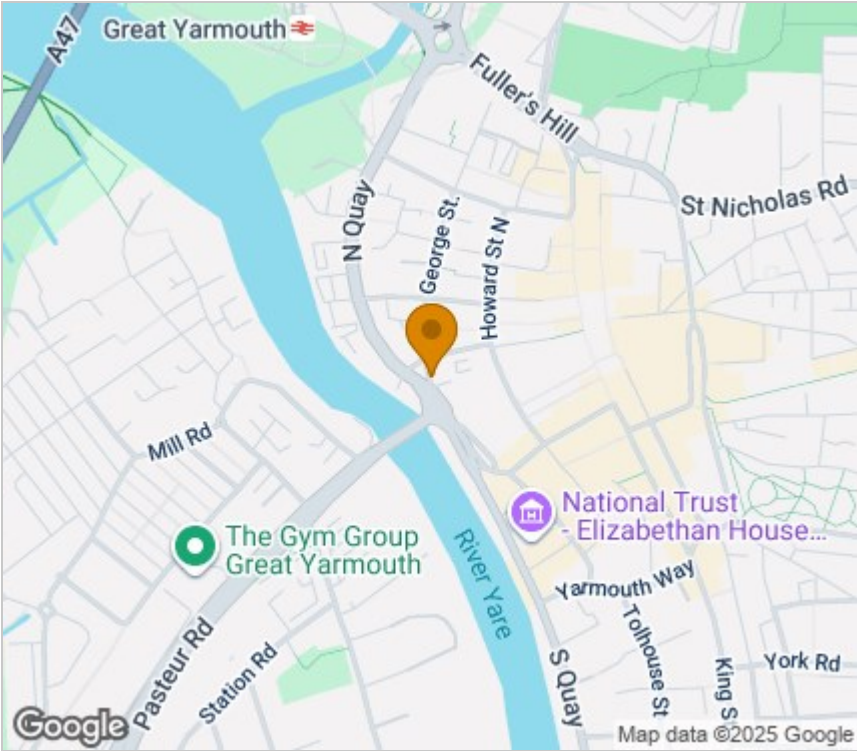


Viewing

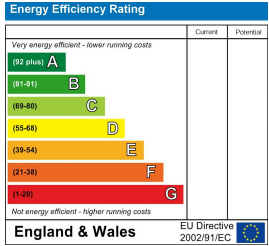
Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds 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. Aldreds 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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

Area Map



Energy Efficiency Graph



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