

TO LET



Commercial

SHOP, 77 HOWARD STREET SOUTH, GREAT YARMOUTH, NR30 1LN

£650 PCM

FEATURES

- Prominent position with good footfall
- Basement storage/work area
- Available Immediately
- Ground floor retail/office space
- Kitchen and WC facilities

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales EU Directive 2002/91/EC		

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		



Commercial Unit Located in Great Yarmouth

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<https://www.thinkproperty.ltd/>

Situated in a prominent location, this versatile ground floor retail premises offers an excellent opportunity for a range of businesses seeking good visibility and practical space.

The property comprises a spacious main shop floor area with large frontage, ideal for display and customer interaction. To the rear, there is a kitchen/preparation area and toilet facilities for staff use.

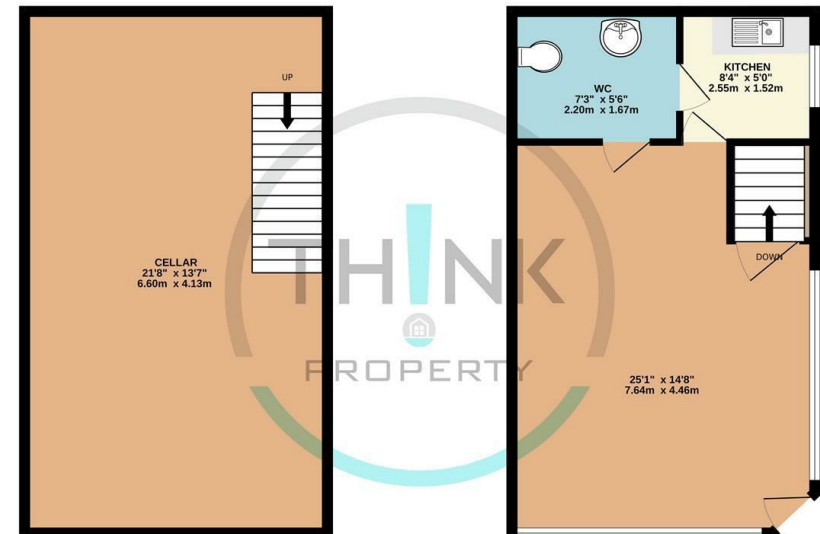
A useful basement area provides additional storage or workspace, offering great flexibility for business operations.

This property would suit a variety of uses (subject to necessary consents) such as retail, salon, office, or studio space.

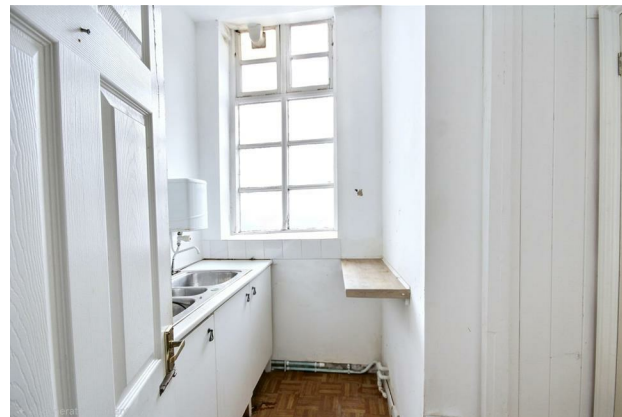
Available immediately. Early viewing is highly recommended.

BASEMENT
449 sq.ft. (41.7 sq.m.) approx.

GROUND FLOOR
447 sq.ft. (41.5 sq.m.) approx.



TOTAL FLOOR AREA: 896 sq.ft. (83.2 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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.

