

## TO LEASE

Amazing opportunity to lease this  
former bar/coffee house

Very well presented and located in the  
centre of Gorleston High Street, this  
ready to go establishment enjoys great  
footfall and presence

Fixture and fittings and cellar available  
by negotiation

Lease is subject to VAT

Please call for a viewing:  
01502 446000

**Well presented former bar**

**High street location**

**Great footfall**

**Cellar available through  
negotiation**

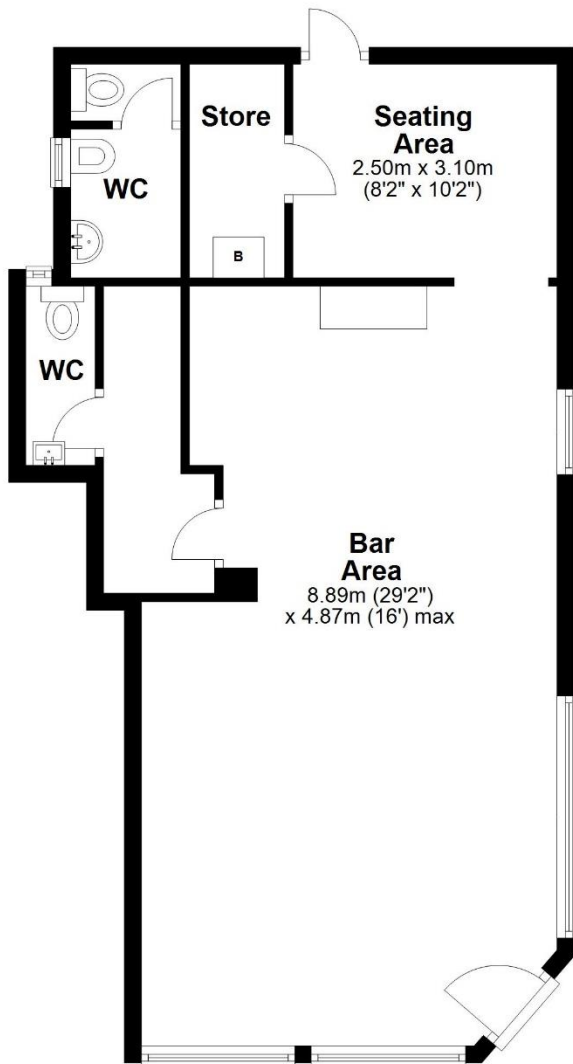
**Opportunity to acquire fixtures  
and fittings**

**Courtyard to rear**



**Ground Floor**

Approx. 60.9 sq. metres (655.7 sq. feet)



**Monthly  
Rental Of  
£1,000**

**170a High Street  
Great Yarmouth  
Norfolk  
NR31 6RG**

If you wish to view the property or require any further information, please contact us by one of the following options:

**Telephone: 01502 446000**

**E-mail: [info@steelandco.co.uk](mailto:info@steelandco.co.uk)**

**You can find us at:**

**Steel and Co  
92 High Street  
Lowestoft  
Suffolk  
NR32 1XW**

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