

Retail



Location

Great Yarmouth has a resident population of 90,000 persons with a catchment population of 205,000 within a 20 minute drive time. Great Yarmouth is the third largest seaside destination in the UK, with annual tourism numbers equating to five million persons, generating an annual spend of £462 million. The town has a thriving oil, gas and renewable energy industry that has been further enhanced by the recent opening of the **Deep Water Outer Harbour**. It also forms part of the **Great Yarmouth and Lowestoft Enterprise Zone**.

Description

Unit 2A occupies an extremely prominent position at the entrance to Market Gates, facing onto Market Place and is arranged over two levels. The Centre extends to 230,000 sq ft with direct access to the town's main car park of approximately 500 spaces. Major anchors within the scheme include **Wilkinsons, Boots, 99p Stores, Iceland and New Look**. The subject premises is located opposite New Look.

Accommodation

The shop is arranged over two levels as follows:

Ground floor sales	2,024 sq ft	(188.0 sq m)
First floor sales	985 sq ft	(91.5 sq m)
First floor ancillary	452 sq ft	(39.4 sq m)

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

Rent

On application.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Service Charge

The service charge for the current year (2022/2023) is £21,770 plus VAT.

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£41,250**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from either Great Yarmouth Borough Council, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (72). A full copy of the certificate is available upon request.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

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