



### 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

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 beside **New Look**, whilst opposite **Starbucks, O2** and **BrightHouse** and is arranged over ground floor only.

### Accommodation

The shop is arranged over ground floor only, with an approximate net internal floor area of **2,620 sq ft (243.4 sq m)**.

### Tenure & Terms

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

### Rent

**£49,500** per annum exclusive

### Service Charge

The service charge for the current year is £12,679.

### Rates

The unit has yet to be assessed for rates.

### 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 D (82). A full copy of the certificate is available upon request.

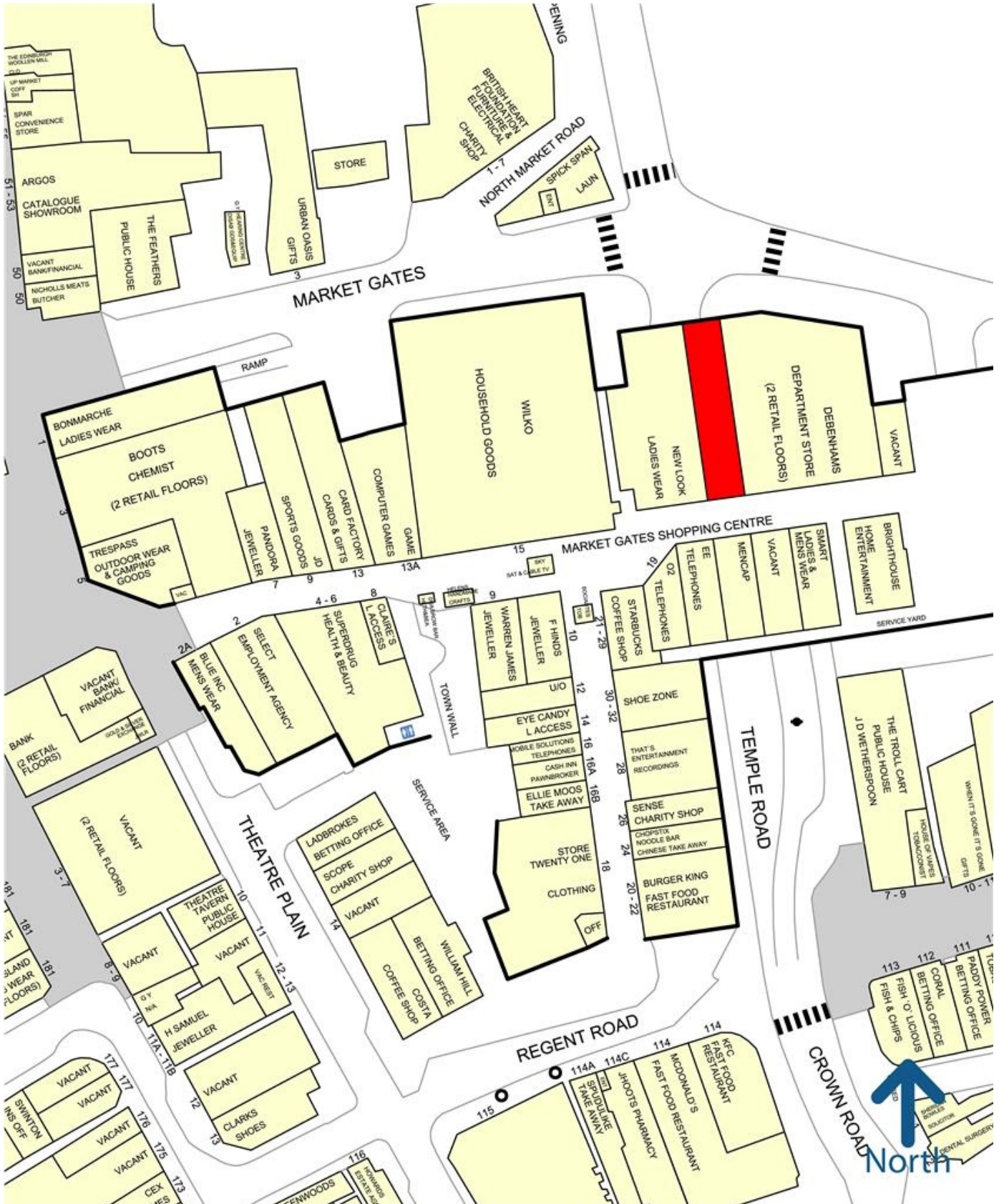
### Legal Costs

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

### Viewings & Further Information

**Adrian Fennell**  
**Roche Chartered Surveyors**  
 01603 756334 / 07880 975250  
 adrianf@rochecs.co.uk

**Mr Richard Mills**  
**Jamieson Mills**  
 020 3746 6883 / 07831 758755  
 rjm@jamiesonmills.com



Copyright and confidentiality Experian, 2020. © Crown copyright and database rights 2020. OS 100019885.

IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

b) All descriptions, dimensions, reference 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.

c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property