

New Lease Available :
Initial Rent £5,000 Per Annum

Work Rooms / Stores - To Let



REAR OF 22 - 23
NORTHGATE STREET
GREAT YARMOUTH
NORFOLK NR30 1BA

- Work Rooms / Stores 82.9 sq m (892 sq ft)
- Close to the Town Centre
- Two separate side access doors
- Available now (new lease)



01493 853 853
info@eastcommercial.co.uk

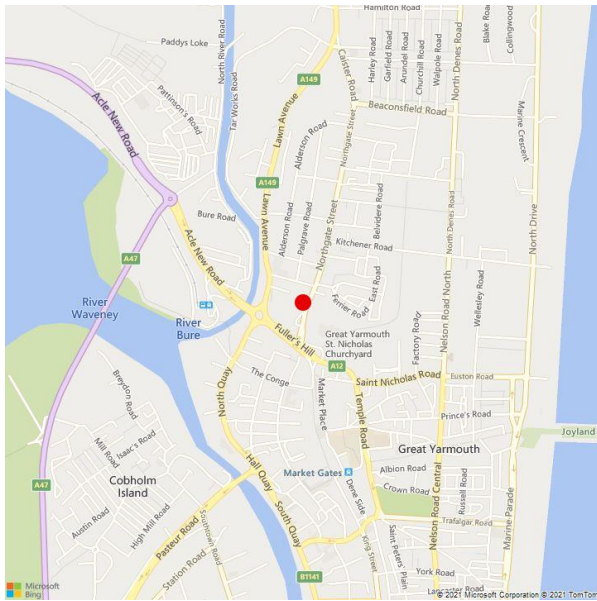
First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

Rear of 22 - 23 Northgate Street, Great Yarmouth, Norfolk NR30 1BA

Location

Great Yarmouth is a major coastal resort which has a residential population of 93,400 and a catchment area of 205,000 people 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.

The property is located to the West side of Northgate Street opposite to the Kings Arms Public House and close to St Nicholas Church and the junction with Fuller's Hill. Hence, it is well located close to the Town Centre.



Description

Situated to the rear of the New Norfolk Kitchen Diner, the property was previously occupied as a bar pub. Now available as an "L" shaped room with two side access doors from Northgate Street. The property has a W.C.

Accommodation

Ground Floor	892 sq. ft	82.9 sq. m
Total	892 Sq. Ft	82.9 Sq. M

Tenure

Leasehold.

Terms

The property is available to let by way of a new lease on tenant's full repairing and insuring terms at a rent of £5,000 per annum exclusive of out goings. Lease to be outside of the 1954 Landlord & Tenant Act.

Possession

Vacant possession upon completion of a new lease.

Energy Performance Certificate (EPC)

EPC Rating D (Further details are available from the Agent).

Services

Mains electricity, water and drainage.

Rating Assessment

Rateable Value	£7,750
Rates Payable	An occupier can apply for 100% rates relief, if eligible.

Please contact Great Yarmouth Borough Council Business Rates Department 01493 856100 to discuss application for rates relief.

VAT

VAT will not be applicable to the rent.

Legal Costs

A short form of the Law Society Lease will be used, which is low cost and quick. £350 plus VAT. A photographic schedule of condition will be required at £150 plus VAT.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Hamish Duncan BLE (Hons) - Agency Director
Mike Younger FRICS - Director
Sharon Bray, Laura Driver - Administration
Sonny Ling - Trainee Surveyor

www.eastcommercial.co.uk

Side access from Northgate Street.



Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. 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. East Surveyors Ltd 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 traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd 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. East Surveyors Ltd 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 traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.



North Side Row



North Side Entrance



South Side Row



South Side Entrance