

**New Lease Available :**

Initial Rent : £24,000 per annum

13-14 Marine Parade, Great Yarmouth, Norfolk NR30 3AH



**- TO LET -**  
**PRIME SEAFRONT LOCATED**  
**COMMERCIAL WITH**  
**3 BED ACCOMMODATION**  
**ABOVE**

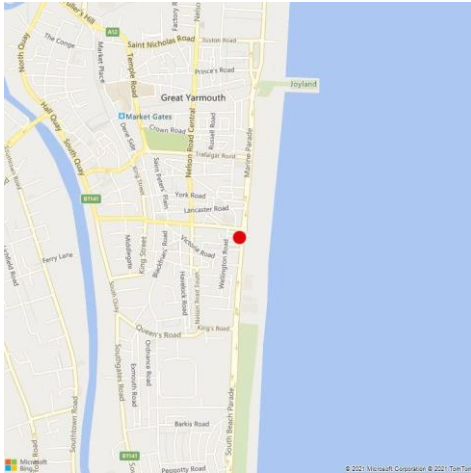
- Amusement arcade 155 sq m (1,675 sq ft)
- Dry cellar for storage
- 3 bed luxury apartment above
- Prime location on Great Yarmouth's 'Golden Mile' seafront
- Suitable for various business uses (subject to planning)

info@eastcommercial.co.uk  
**Tel: 01493 853853**



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

# 13-14 Marine Parade, Great Yarmouth, Norfolk NR30 3AH



## Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 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.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the energy sector.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour is now completed and a third river crossing is currently under construction.

Prime located on Great Yarmouth's Golden Mile between Wellington Pier and Britannia Pier. Close to the Great Yarmouth Observation Wheel and SeaLife Centre. A new £26 million Marina Centre has recently been completed on Marine Parade. The property is well located next to Harry Ramsden Fish & Chip Shop.

## Description

At ground floor level is a well proportioned amusement arcade with prominent frontage to Marine Parade.

The separately accessed residential part is arranged over two floors above. At first floor level is a large lounge with roof terrace with views towards the sea, well proportioned dining room, kitchen and utility room and with three bedrooms (one with master ensuite) and family bathroom.

## Accommodation

Basement - storage		
Ground floor commercial	1,675 sq. ft	155.6 sq. m
First Floor Apartment – lounge, dining room, utility room, kitchen	665 sq. ft	61.8 sq. m
Second Floor – 3 bedrooms, ensuite, family bathroom	483 sq. ft	44.9 sq. m
<b>Total</b>	<b>2,823 Sq. Ft</b>	<b>262.3 Sq. M</b>

## Services

Mains water, electricity, gas and drainage are connected to the property. The residential part has gas fired central heating.

## Tenure

Leasehold.

## Terms

A new lease on tenant's full repairing terms for a term to be agreed. A three month rent deposit is required and with payment of rent paid quarterly in advance by standing order.



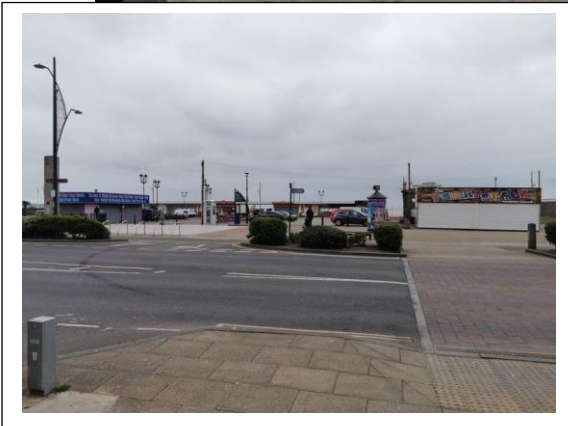
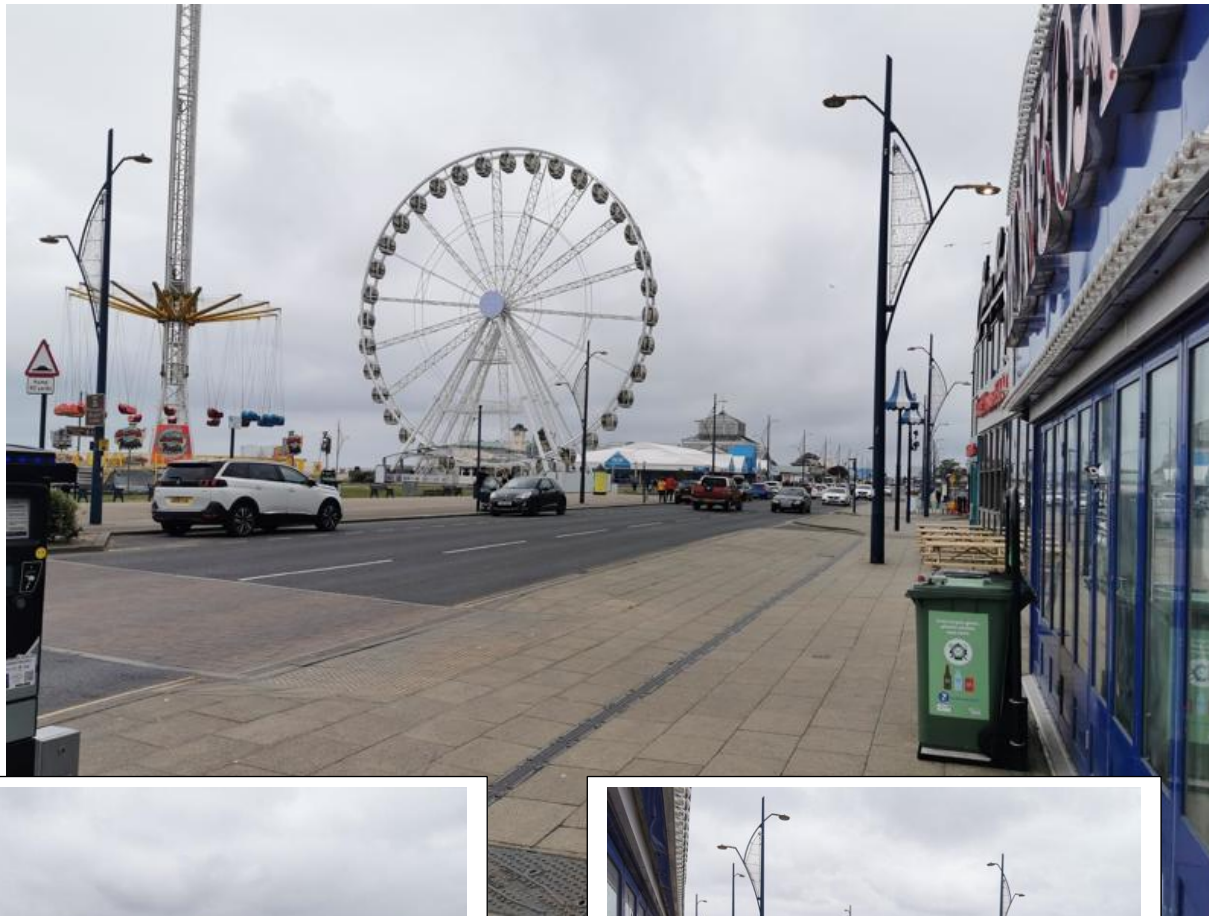
Commercial - front trading area



Residential - lounge



# 13-14 Marine Parade, Great Yarmouth, Norfolk NR30 3AH



## Possession

Vacant possession upon completion of a new lease.

## Planning

Planning use is Sui Generis, (amusement arcade) with residential above. A planning application has been submitted for change of use to takeaway and restaurant (contact agent for further information).

## Business Rates

RV - £8,800. Rates payable approximately £4,391.20. Prospective tenants should contact Great Yarmouth Business Rates Department regarding any discounts (up to 100% business rates relief), 01493 856100.

Apartment - Council Tax Band 'A'.

## EPC

The commercial part has an Energy Performance Rating of "B" (Rating 47). The residential part has an Energy Performance Rating of "E" (Rating 50). The Certificates and Recommendation Reports are available upon request.

## VAT

VAT will not be applicable to the rent.

## Legal Costs

Both parties will be responsible for their own legal costs.

## Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to letting.

13-14 Marine Parade, Great Yarmouth, Norfolk NR30 3AH

### Agent Details

For further details please contact:

**Hamish Duncan**

01493 853853

hamish.duncan@eastcommercial.co.uk

[www.eastcommercial.co.uk](http://www.eastcommercial.co.uk)

#### 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 measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

#### 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.

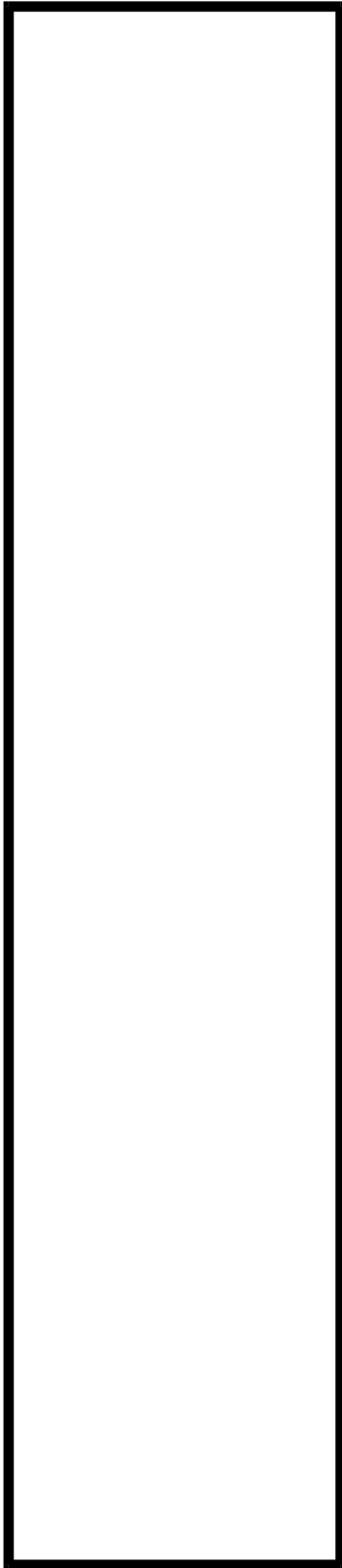


info@eastcommercial.co.uk  
Tel: 01493 853853

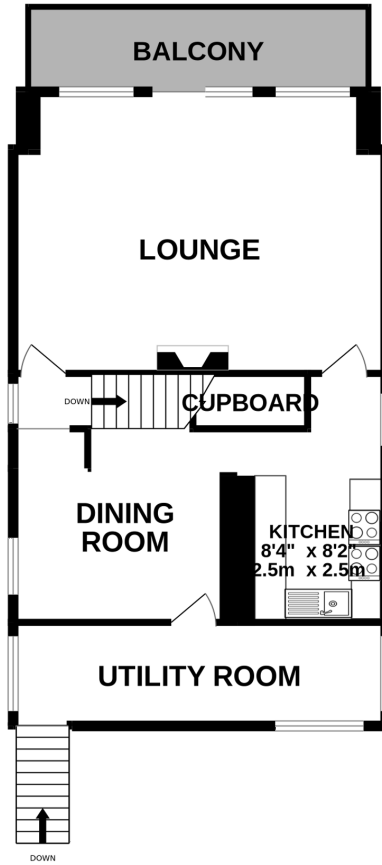


First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

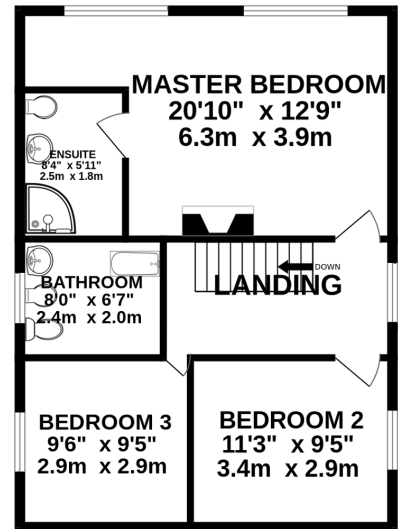
GROUND FLOOR  
1675 sq.ft. (155.6 sq.m.) approx.



1ST FLOOR  
665 sq.ft. (61.8 sq.m.) approx.



2ND FLOOR  
483 sq.ft. (44.9 sq.m.) approx.



TOTAL FLOOR AREA : 2823 sq.ft. (262.3 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.  
Made with Metropix ©2023