

New Lease Available

Initial Rent : £25,000 per annum

Freehold For Sale

Guide Price: £275,000 (subject to contract)

East
COMMERCIAL
Chartered Surveyors

138C Coliseum Precinct, High Street, Gorleston, Great Yarmouth, Norfolk NR31 6QX



PRIME RETAIL LOCATION RETAIL UNIT WITH REAR WAREHOUSE

- TO LET -

- Well proportioned retail shop with rear storage.
- Ground floor retail / sales area
177.58 sq m (1,911 sq ft)
- Rear warehouse 131.7 sq m (1,417 sq ft)
- First floor 54.5 sq m (586 sq ft)
- Town centre location
- Prime high street
- Covered prominent shop front
- Rear service access

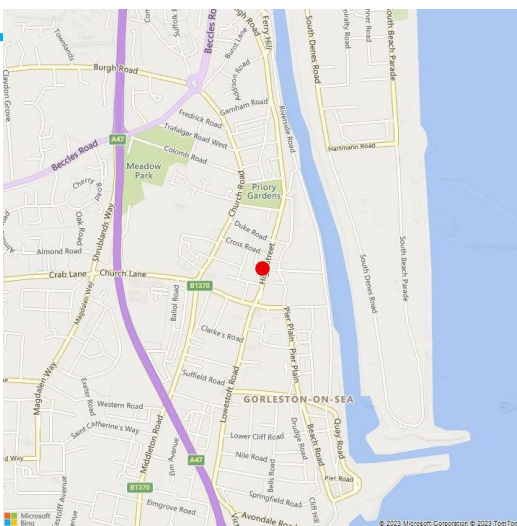
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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Location

Gorleston-on-Sea is a thriving and busy popular residential area. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

The property is situated in the heart of High Street which is Gorleston's prime retailing area. Adjacent to the property are Iceland and Card Factory and other national multiple retailers close by include; Greggs, Superdrug, Costa Coffee, Budgens & Post Office and Lloyds Banks.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area. There is a regular bus service and the nearest train station is in Great Yarmouth which is approximately 3 miles distant.

Description

A well proportioned retail unit with front sales and rear stores. Good width frontage with double display windows and incorporating recessed double entrance doors.

Staff WC facilities and canteen are located at first floor level. To the rear is a generous sized warehouse with loading bay off the rear Iceland car park.

Accommodation

Ground floor		
Sales Area	177.58 m ²	1,911 ft ²
Rear Store with Delivery Bay	131.70 m ²	1,417 ft ²
First Floor		
<i>Roof Fire Escape</i>		
Kitchen/Staff room	29.26 m ²	315 ft ²
Boiler room	6.76 m ²	73 ft ²
WC - Ladies	12.80 m ²	138 ft ²
WC - Gents	3.91 m ²	42 ft ²
Store	1.80 m ²	19 ft ²
First Floor Subtotal	54.50 m ²	586 ft ²
Total NIA	363.8 m²	3,914 ft²

Services

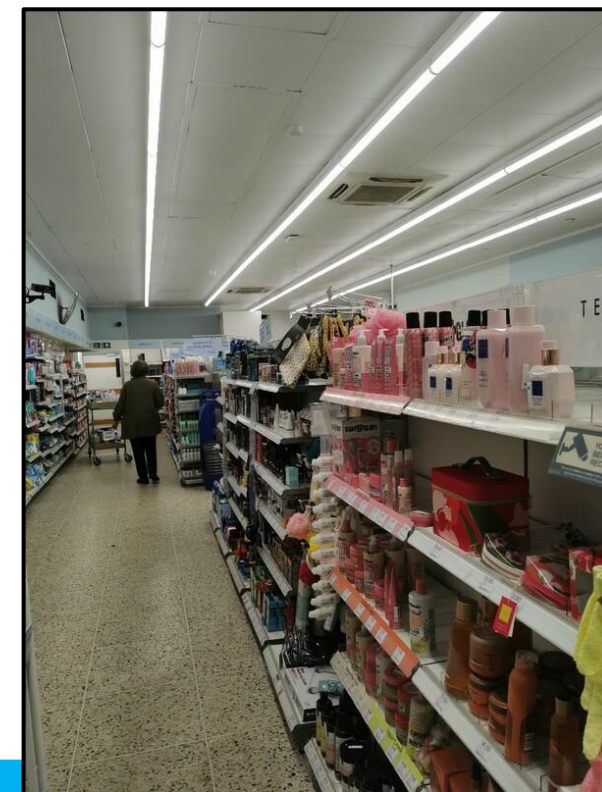
Mains water, electricity and drainage are connected.

Tenure

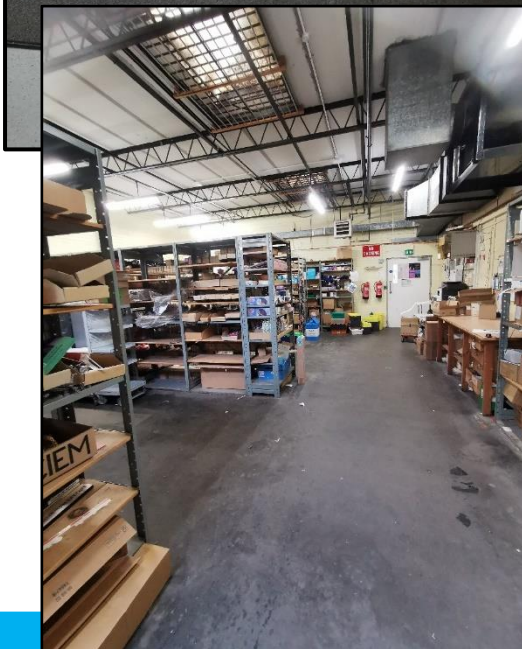
Freehold.

Terms

New lease for a term to be agreed on tenant's full repairing and insuring terms at an initial rent of £25,000 per annum exclusive of any outgoings.



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Possession

Vacant possession upon completion of a new lease. Boots Plc will be vacating in December 2023.

Planning

E - Commercial, Business and Service.

EPC

The Property has an Energy Performance Rating of "D" (Rating 82). The Certificate and Recommendation Report are available upon request. This would be improved with a variety of minor works.

Business Rates

The Rateable Value is £24,250. Rates payable for the year 2023/24 of approximately £12,100.

Contact Great Yarmouth Borough Council Business Rates Department for information.

VAT

VAT will not be applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs.

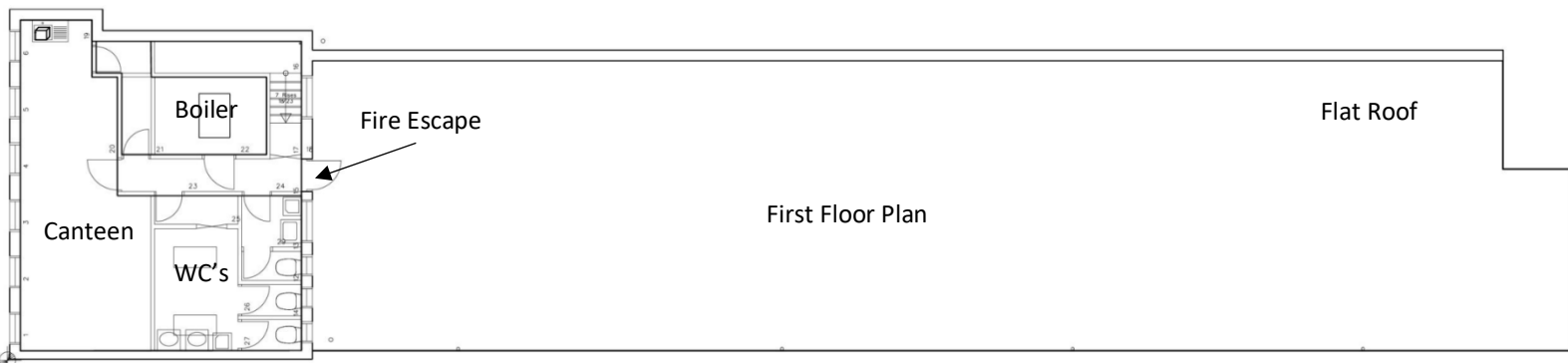
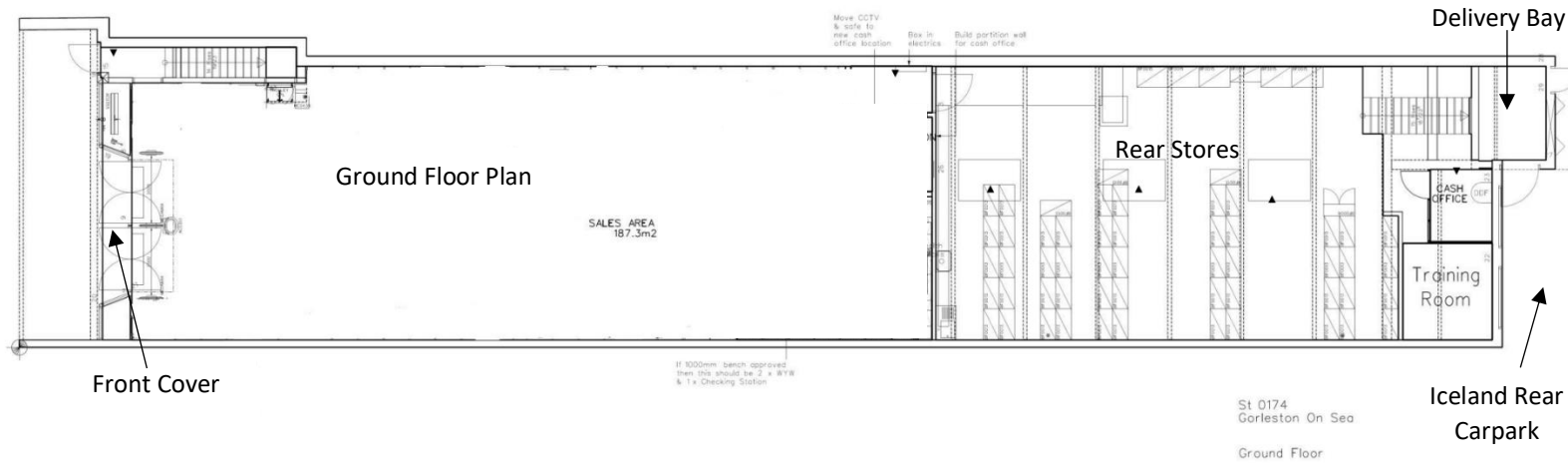
Anti-Money Laundering

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.

Agent's Note

Alternatively, the freehold is available at a guide price of £275,000 (subject to contract).

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Agent Details

For further details please contact:

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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.

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