

New Lease Available :

Initial Rent : £18,000 Per Annum

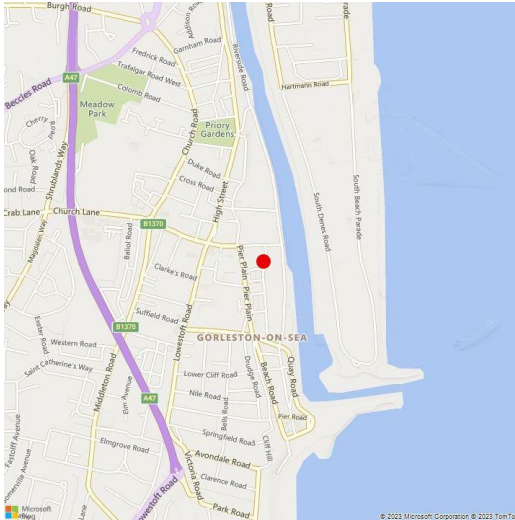
Offices, Bells Marsh Road, Gorleston, Great Yarmouth, Norfolk NR31 6PT



Offices - To Let -

- Ground floor:
- 157.5 sq. m. (1,695 sq. ft.)
- First floor:
- 156.4 sq. m. (1,683 sq.ft.)
- Situated within an established business area
- IT networks throughout
- Parking for 4 cars

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Location

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. 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 High Street is currently home to a number of national occupiers such as Q.D., Greggs, Boots, Card Factory, Costa Coffee, Subway, KFC, Peacocks, Iceland and Superdrug. There is also a Morrisons store nearby.

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.

Description

The property has undergone significant improvement by the current owners and subsequent tenants and offers a higher specification than normally found in this age and type of building in the area.

At ground floor level is a reception entrance, five offices and kitchen and, accessed from an internal staircase, at first floor are seven offices with good levels of natural daylight. The property has an IT network throughout.

Externally is a car parking area for four vehicles.

Accommodation

Ground Floor		
Reception, five offices and kitchen	1,695 sq. ft	157.5 sq. m
First Floor		
Seven offices	1,683 sq. ft	156.4 sq. m
Total	3,378 Sq. Ft	313.9 Sq. M

Services

Mains water, electricity, gas and drainage are connected to the property.

Tenure

New lease.

Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £18,000 per annum exclusive of all outgoings. The property is due to be made available for occupation on 17th February 2024.



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Planning

Offices.

Possession

Vacant possession upon completion of a new lease.

Business Rates

R.V. £17,500. Rates payable approximately £8,730 for the year (2023/24).

EPC

The Property has an Energy Performance Rating of "D" (Rating 80). The Certificate and Recommendation Report are available upon request.

VAT

We understand that VAT will be applicable to the annual 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.

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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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