

BUSINESS FOR SALE Guide Price : £25,000

New Lease or Assignment of Existing Lease Available : Rent £12,000 Per Annum

**43 Regent Road, Great Yarmouth, Norfolk NR30 2AJ**



**RESTAURANT / TAKEAWAY  
BUSINESS FOR SALE  
IN A PRIME LOCATION  
3-BED LIVING  
ACCOMMODATION ABOVE**

- Well located between sea front and town centre
- Restaurant and takeaway business (68 covers)
- 3-bed accommodation above
- New Lease or assignment of existing Lease available

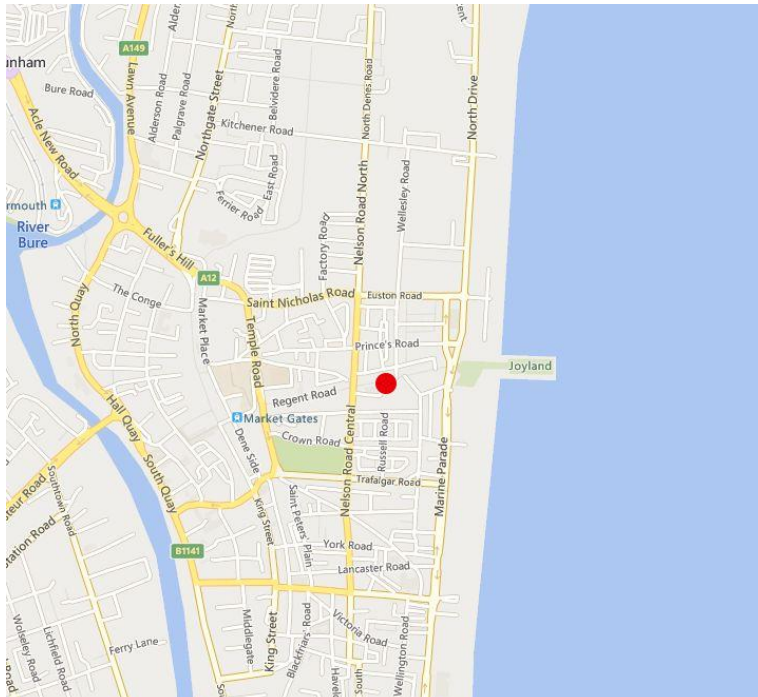
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First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

# 43 Regent Road

## Great Yarmouth, Norfolk NR30 2AJ



### Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour's 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 offshore oil and gas industry.

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.

Regent Road is a pedestrianised street which links the sea front to the town centre and is especially busy during the summer months with its mix of shop, restaurants and leisure related occupiers. The property is well located to the north ('sunny side') of Regent Road.

To the west is Great Yarmouth town centre and Market Gates Shopping Centre and to the east is Britannia Pier (north point of the town's Golden Mile).

### Description

An opportunity to purchase an established licenced restaurant business with 3-bedroom living accommodation above. The property is very well presented and in good condition. The restaurant has a prominent frontage (6.7m) and incorporates restaurant (68 covers), kitchen, preparation area and customer toilets, a wine cellar and two good size cellar storage rooms. Further covers were provided with tables and chairs placed outside to the front on Regent Road.

Traded by the current owners since 2016 and with reluctant closure due to health reasons in mid May 2022. The established restaurant and bar business served traditional English, European and International cuisines. Opening hours were 12 midday to 3pm and 5pm to 9pm. There is scope to expand the hours of trade and re-start a delivery service. We understand delivery business included accounts with Deliveroo, Uber Eats and Just Eat and with off premises licence for delivery of alcohol to accompany food. Previous accounts can be made available further to a viewing of the business. The sale is to include the fixtures, fittings and equipment.

Accessed from the restaurant is a 3-bedroom flat arranged over first and second floors. Rear yard with garage plus voucher parking to the rear.





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## Accommodation

<b>Main Restaurant</b>	589 sq. ft	54.7 sq. m
Ladies & Gents WC's		
Kitchen	220 sq. ft	20.4 sq. m
Utility / Store	103 sq. ft	9.6 sq. m
Cellar	165 sq. ft	15.3 sq. m
<b>Total</b>	<b>1,077 Sq. Ft</b>	<b>100.0 Sq. M</b>
<b>Living Accommodation – accessed from restaurant</b>		
Bedroom 1 – rear aspect, radiator	12'2" x 11'	3.71m x 3.35m
Bathroom – panelled bath, whb, hot water tank		
Separate WC		
Lounge – front aspect, fireplace, radiator	13'2" x 13'1"	4.01m x 3.99m
Bedroom 3 – front aspect, radiator	8'9" x 8'7"	2.67m x 2.62m
Second Floor Landing		
Bedroom 2 – rear aspect, radiator	15'10" x 11'10"	4.83m x 3.61m
<b>Rear Yard</b> – Enclosed yard, brick garage with roller door, light and power		

## Services

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

## Tenure

Leasehold. An existing lease on tenant's full repairing and insuring terms at a current rent of £12,000 per annum to expire on 14<sup>th</sup> December 2025.

## Terms

The existing tenant's business interest (to include trade fixtures, fittings and equipment and business goodwill) is available at a price of £25,000 plus stock at valuation.

## Possession

Vacant possession upon completion of assignment of the existing Lease.

## Planning

Restaurant / cafe and takeaway. Planning consent granted in 2020 permits opening hours up to 11pm Monday to Friday, 11.30pm on Saturday and 10pm on Sunday.

## Business Rates & Council Tax

RV - £9,200 An occupier could be eligible for 100% rates relief upon successful application to Great Yarmouth Borough Council Business Rates Department 01493 856100.

Council Tax – Band 'A'

## EPC's

The Restaurant has an Energy Performance Rating of "C" (Rating 61) and the Flat has an Rating of "E" (Rating 53). The Certificates and Recommendation Reports are available upon request.

## Video Night Time Street View Link

<https://youtu.be/BJRC1cJY3FQ>



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#### VAT

VAT will not be applicable to the rent.

#### Legal Cost

The incoming tenant to contribute £500 + VAT towards the Landlord's reasonable legal fees.

#### 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 solicitors being instructed.

#### Agent Details

For further details please contact:-

**Hamish Duncan**

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[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

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