

New Lease Available :
Initial Rent: £6,000 Per Annum

Double fronted shop - To Let



22 BROAD ROW
GREAT YARMOUTH
NORFOLK
NR30 1HT

- Town centre location
- Attractive double fronted shop
- 69.21 m2 / 745 sq ft retail area
- Near to a public car parks
- Available now (new lease)



01493 853 853
info@eastcommercial.co.uk

First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

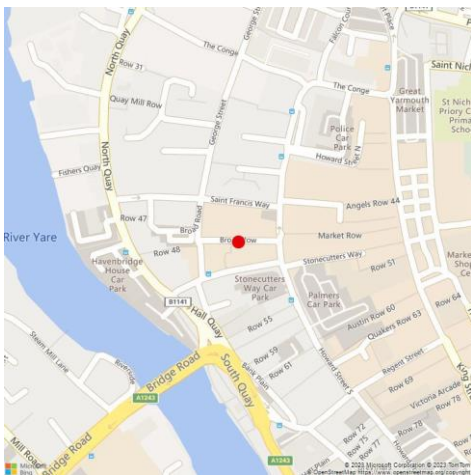
Location

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 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.

The property is situated to the south side of Broad Row close to the intersection of Broad Row, Market Row and Howard Street South in an established retail area close to the town's prime retailing area and public car parks.



Description

A well proportioned double fronted shop incorporating central entrance door. Retail area of 69.19 sq m (745 sq ft) with kitchen, WC and access to the rear yard.

Accommodation

Shop Area	745 sq. ft	69.2 sq. m
Kitchen, WC	61 sq. ft	5.7 sq. m
Total	806 Sq. Ft	74.9 Sq. M

Tenure

Leasehold.

Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £6,000 per annum exclusive. The lease would be outside the Landlord & Tenant Act 1954.

Possession

Vacant possession upon completion of a new lease.

Energy Performance Certificate (EPC)

The Shop has an Energy Performance Rating of "124" (Rating E). The Certificate and Recommendation Report are available upon request.

Services

Mains water, electricity and drainage are believed to be connected.

Planning/Use

Class E - Commercial, Business and Service (includes retail and office).

Rating Assessment

Rateable Value	£3,100
Rates Payable	£1,546.90

An occupier maybe eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

VAT

We understand that VAT will not be applicable to the rent.

Legal Costs

A short form of the Law Society Lease is to be used. This is low cost and quick (£350 plus VAT). A photographic schedule of condition will be required at an additional cost of £150 plus VAT.

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.

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 – Assistant Surveyor

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.