

**TO LET**

New Lease : £20,000 per annum

165 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RG



**- TO LET -**

## TOWN CENTRE SALON

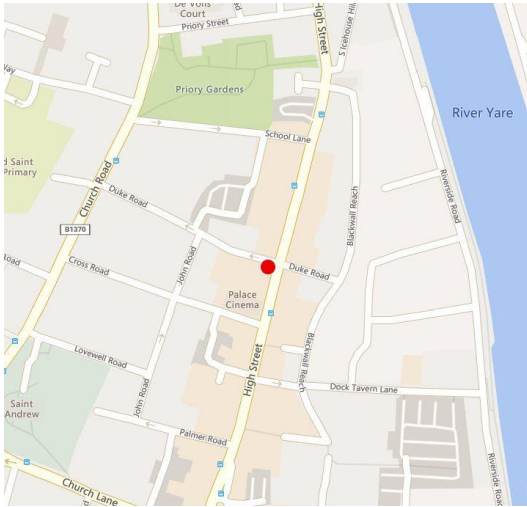
- Double fronted shop (30' frontage)
- Floor area of 181.2 sq m / 1,950 sq ft
- Long established salon use previously fitted to a high standard
- Gorleston High Street
- Prime location

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



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

# 165 High Street, Gorleston, Great Yarmouth, Norfolk NR31 6RG



## Gorleston-on-Sea

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.

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.

## Location

High Street is currently home to a number of national occupiers such as Card Factory, Costa Coffee, Subway, Greggs, Iceland, Farm Foods and Superdrug. Close neighbours include Palace Cinema, The William Adams (J.D. Wetherspoon) and Domino's and Betfred opposite. The Original Factory Shop opened in May 2024 (former Wilkinsons). Other occupiers include a variety of sole trader retailers, salons, offices and other uses.

## Description

A large well proportioned double fronted unit which has been long established as a hair salon although suitable for a variety of alternative uses including retail or office.

The 30 ft (9.1m) frontage incorporates a contemporary shop front with recessed double door entry and with a mostly open plan salon / retail area with shop depth of 64ft (19.5m). To the rear are ancillary kitchenette, office, store and staff WC and with an external fire escape route to High Street.

## Accommodation

Ground floor		
Salon / retail area	1,658 sq. ft	154.1 sq. m
Office, kitchen & stores	292 sq. ft	27.1 sq. m
WC facility		
<b>Total</b>	<b>1,950 Sq. Ft</b>	<b>181.2 Sq. M</b>

## Services

Mains water, electricity and drainage are connected to the property and which has an air conditioning system.

## Tenure

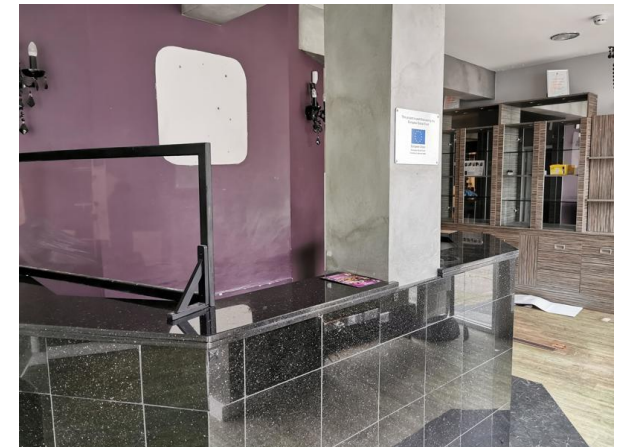
New lease on tenant's full repairing and insuring terms.

## Terms

Term to be agreed at an initial rent of £20,000 per annum.

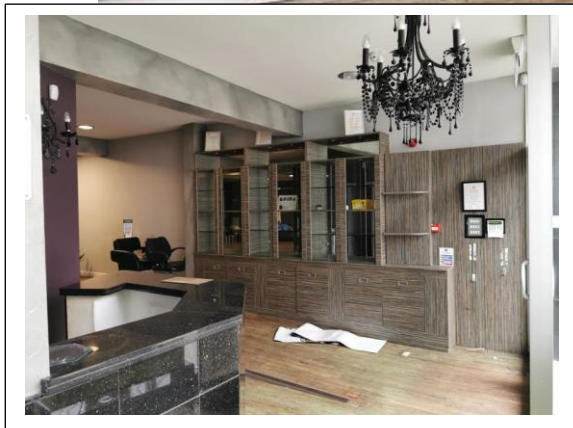
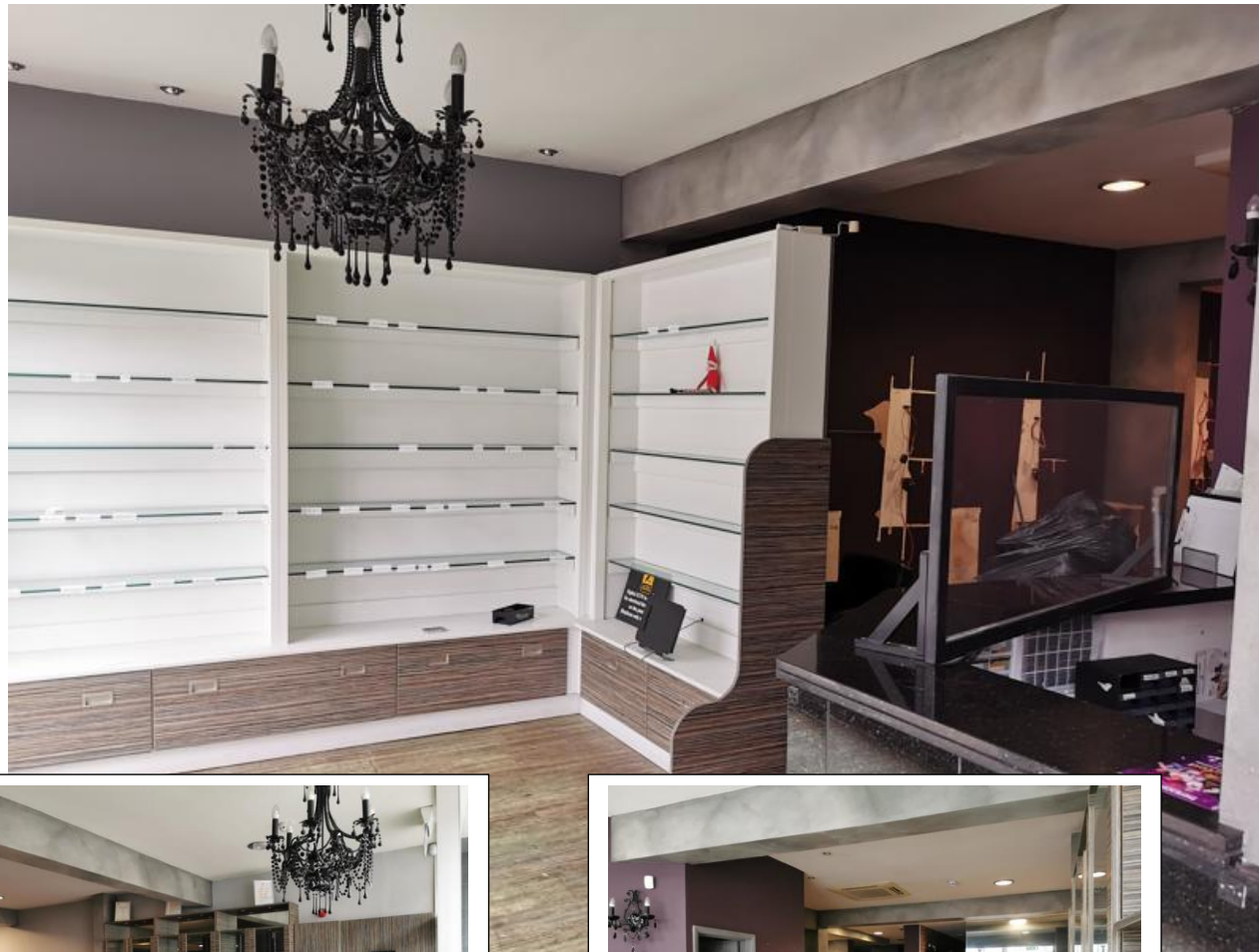
## Possession

Vacant possession upon completion of a new lease.





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## Planning

Class E - Commercial, Business and Service. This class includes, salon, retail and office uses.

## Business Rates

The current Rateable Value is £16,250. Annual business rates payable of approximately £8,100 for the current charging year.

## EPC

The Property has an Energy Performance Rating of "D" (Rating 86). The Certificate and Recommendation Report are available upon request.

## 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 solicitors being instructed.

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### Agent Details

For further details please contact:

**Hamish Duncan**

01493 853853

[hamish.duncan@eastcommercial.co.uk](mailto:hamish.duncan@eastcommercial.co.uk)

Joint Agent :



149 High Street,  
Gorleston NR31 6RS

Commercial

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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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