

New Lease Available :

Initial Rent £7,000 Per Annum

15 Market Row, Great Yarmouth, Norfolk NR30 1PB



- To Let -

## Town Centre Salon

- Town centre location close to Market Place
- Situated within historic Market Row
- Within established retail area
- Ground floor salons and staff facilities
- First floor treatment room

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**Tel: 01493 853853**



First Floor  
21 Hall Quay  
Great Yarmouth  
Norfolk NR30 1HN

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## 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. A third river crossing is currently under construction.

The property is located to the north side of Market Row, a busy pedestrian Row with shops to both sides. The area is densely developed and characterised by historic buildings, many of which are Listed. To the immediate east is the town's prime retailing area. The property adjoins Santander bank which fronts Market Place. Other banks in the vicinity include Barclays, HSBC, Lloyds, Nationwide, Halifax and Yorkshire Building Society.

## Description

A mid terrace retail property with attractive frontage. Net frontage 5.16m (16'11"). The property comprises a well proportioned front salon area, rear salon / staff facilities and with first floor treatment room.

## Accommodation

Ground floor salon	21.3 sq. m	230 sq. ft
Ground floor rear salon	17.7 sq. m	191 sq. ft
Ground floor staff facilities		
First floor treatment room	21.8 sq. m	234 sq. ft
<b>Total</b>	<b>60.8 Sq. M</b>	<b>655 Sq. Ft</b>

## Tenure

Leasehold.

## Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £7,000 per annum exclusive.

## Possession

Vacant possession upon completion of a new lease.

## Services

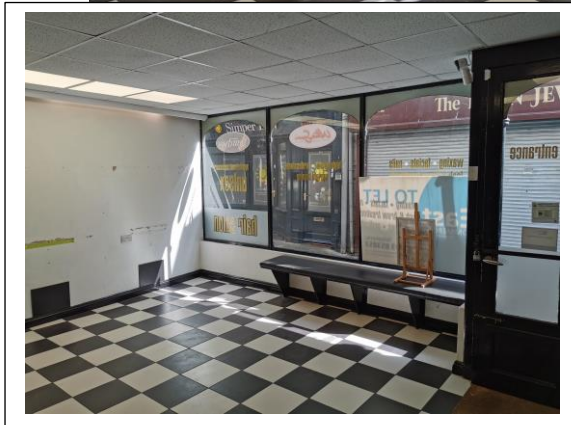
Mains water, electricity and drainage are connected to the property.

## Planning

Hair, beauty and tanning salon / Retail.



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## Business Rates

To be reassessed.

An occupier is likely to be eligible for 100% business rates relief.

## EPC

The Property has an Energy Performance Rating of "C" (Rating 70). 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 letting.

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### Agent Details

For further details please contact:

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#### Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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