

New Lease Available :

Initial Rent £18,000 Per Annum

24 Regent Road, Great Yarmouth, Norfolk NR30 2AF



- TO LET -
Restaurant in a prime location

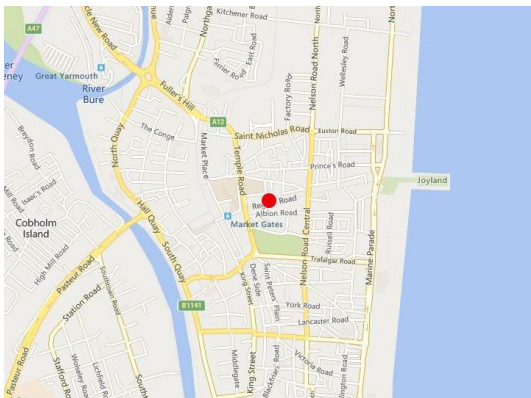
- Until recently long established well equipped restaurant (42 covers)
- Well located between sea front and town centre
- Would suit restaurant, cafe or coffee shop uses

info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

24 Regent Road, Great Yarmouth, Norfolk NR30 2AF



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.

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

A rare opportunity to lease one of Great Yarmouth's longest trading (1948 until recent) restaurants which had an excellent reputation as Wrights restaurant. The property is well presented having undergone significant refurbishment and improvement over recent years by the owners. The fixtures, fittings and equipment are mostly nearly new and include a Conti coffee machine.

In addition to the 42 covers in the restaurant area a further 16 covers would be set outside the property being to 'the sunnyside'. The restaurant is accessed through mahogany bifold doors which lead into the well proportioned restaurant and with serving and cooking areas. To the rear are toilet facilities (including disabled) and a staircase leads to a basement which includes a second kitchen/preparation area connected by Stannah dumbwaiter to the ground floor, manager's office, beer cellar, laundry room and staff WCs.

The business (in the same family ownership for over 52 years) had been trading serving quality breakfast, lunches and dinners, panini, sandwiches and burgers. Trade was with an alcohol licence from 11:00am until midnight although with scope to trade from 8:00am. Business was primarily during the especially busy holiday season from Easter through to October half term and with much repeat business.

Services

Mains water, electricity (3 phase), gas and drainage are connected to the property. The residential part is separately metered.

Tenure

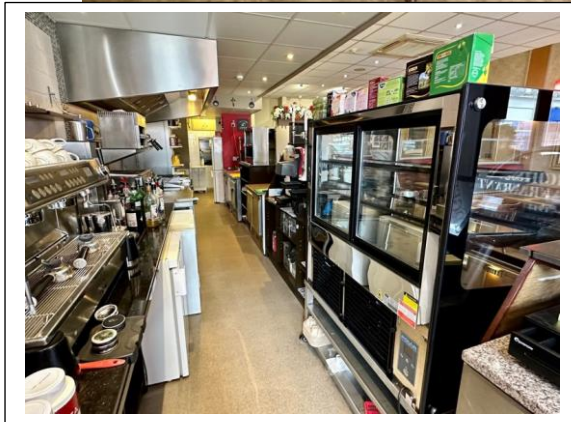
Leasehold.

Accommodation

Ground Floor		
Restaurant area	69.4 sq. m	747.02 sq. ft
Public toilets	5.9 sq. m	63.51 sq. ft
Basement		
Office	9.0 sq. m	96.88 sq. ft
Store room	3.5 sq. m	38 sq. ft
Staff toilets		
Kitchen	15.2 sq. m	164 sq. ft
Store room	3.9 sq. m	42 sq. ft
Store room	11.0 sq. m	118 sq. ft
Total	117.9 Sq. M	1,269 Sq. Ft



24 Regent Road, Great Yarmouth, Norfolk NR30 2AF



Terms

A new lease for a term to be agreed at a rent of £18,000 per annum exclusive of outgoings on tenant's full repairing and insuring terms plus a premium of £35,000 for the trade fixtures, fittings and equipment.

Possession

Vacant possession on completion of a new lease.

Planning

Ground floor - restaurant. (Use E - Commercial, Business and Service).

Business Rates & Council Tax

RV - £10,500. Rates payable approximately £5,250 per annum. An occupier may be eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

EPC's

An EPC has been ordered for the ground floor restaurant. Further details available from the agent.

VAT

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

Legal Costs

Both parties will 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.

24 Regent Road, Great Yarmouth, Norfolk NR30 2AF



Agent Details

For further details please contact:

Hamish Duncan

01493 853853

Hamish.duncan@eastcommercial.co.uk

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.

info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN