

New Lease Available

Initial Rent : £50,000 Per Annum

26 - 28 Southgates Road & 84a Exmouth Road, Great Yarmouth, Norfolk NR30 3LL

- TO LET - WAREHOUSE MOST RECENTLY TRADE CASH & CARRY



Southgates Road Entrance



Newcastle Road Entrance



Exmouth Road Entrance Shared

- Due to relocation
- Ground floor 870.5 sq m (9,366 sq ft)
- First floor 122.5 sq m (1,318 sq ft)
- Chiller stores, prep rooms and offices
- Surfaced parking and yard areas
- Located close to 3rd river crossing

info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Great Yarmouth

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 third river crossing (Herring Bridge) has now been completed.

Location

The property occupies a prominent corner location to the south east side of Southgates Road / Newcastle Road. Immediately opposite is a BP filling station / Spar store and close by (to the south) is the new third river crossing which links to the A47.

Southgates Road provides a north / south link between Great Yarmouth town centre and the South Denes Industrial Area, Power Station, port and harbour areas. The sea front is close by and the part of Marine Parade where occupiers include Pleasure Beach, Premier Inn and Marina Centre.

Description

A prominent corner situated warehouse premises with customer parking area and yard area for loading / unloading. The property has access from Southgates Road, Newcastle Road and Exmouth Road (shared).

The property has been owner occupied and, over the years, has undergone significant adaption and improvement to a good specification.

The accommodation totals in excess of 10,000 sq ft and is currently configured to provide a main retail warehouse with reception area from Newcastle Road and with ancillary walk-in chillers, preparation rooms, offices, stores and WC facilities.

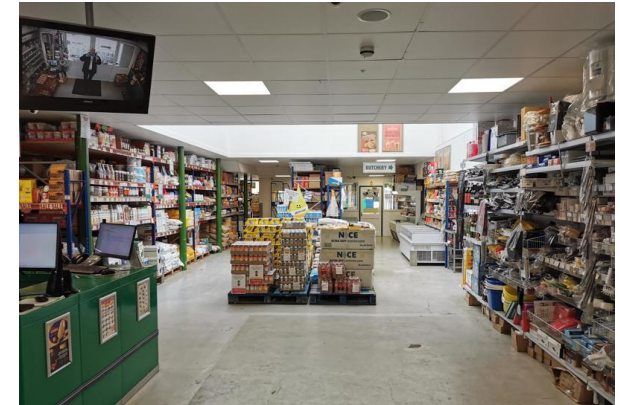
Agent's Note: The chillers and prep room fitouts can be removed by the landlord as required.

Accommodation

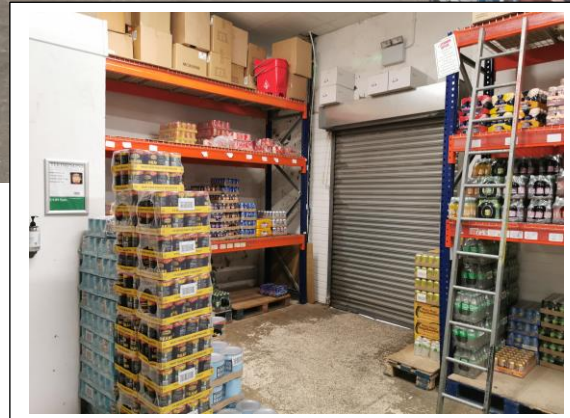
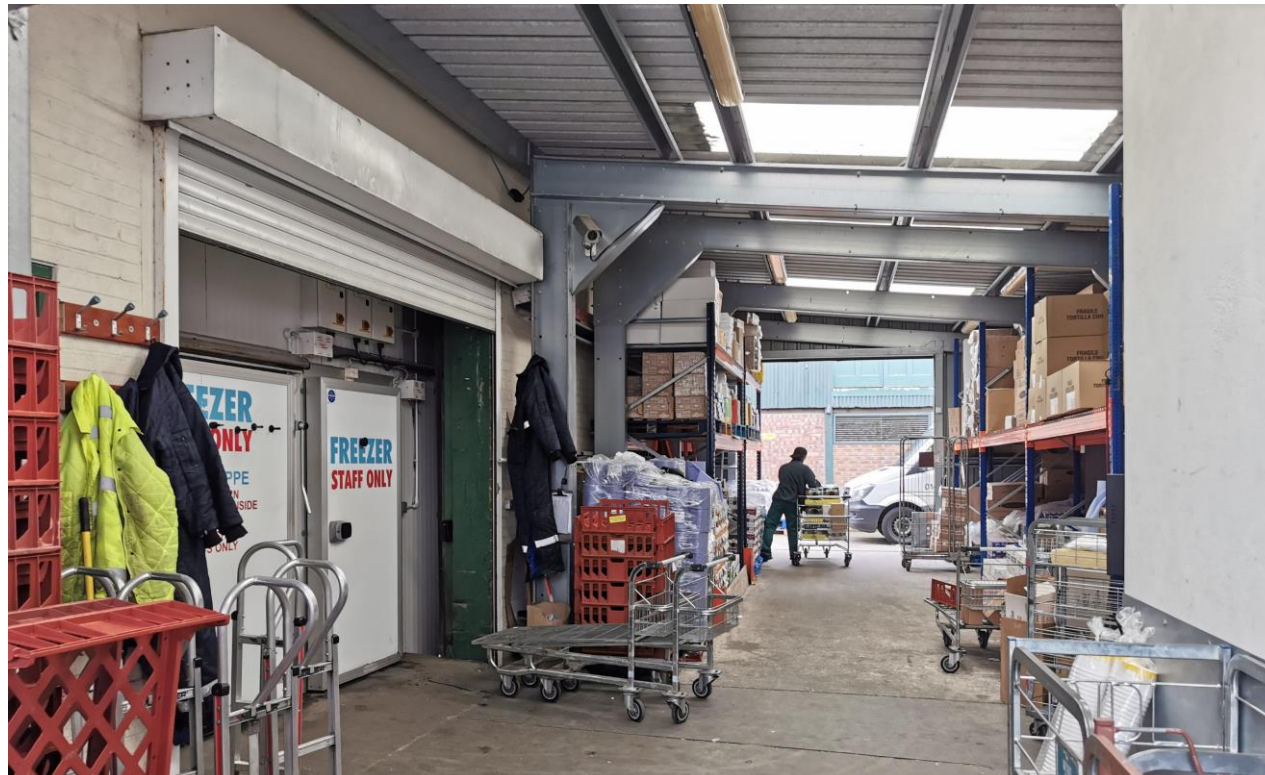
| Ground Floor | | |
|----------------|----------------------|--------------------|
| Main building | 6,015 sq. ft | 559.0 sq. m |
| Link building | 1,063 sq. ft | 98.8 sq. m |
| Rear chiller | 1,234 sq. ft | 114.7 sq. m |
| South building | 1,054 sq. ft | 98.0 sq. m |
| First Floor | | |
| South building | 1,318 sq. ft | 122.5 sq. m |
| Total | 10,684 Sq. Ft | 993.0 Sq. M |

Services

Mains water, three phase electricity and drainage are connected to the property. The property has emergency lighting, fire and security alarm systems and vehicle charging points.



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Tenure

Leasehold.

Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £50,000 per annum exclusive of all outgoing.

Possession

Vacant possession upon completion of a new lease.

Use

The property has been used as a trade cash and carry warehouse and would suit a variety of uses (subject to any necessary planning). However continuation of wholesale food retail will not be permitted by the landlord.

Business Rates

The Rateable Value is R.V. £30,750. The amount payable for 2024/25 is approximately £15,345. Will require re-assessment upon lease completion.

EPC

The Property has an Energy Performance Rating of "C" (Rating 69). The Certificate and Recommendation Report are available upon request.

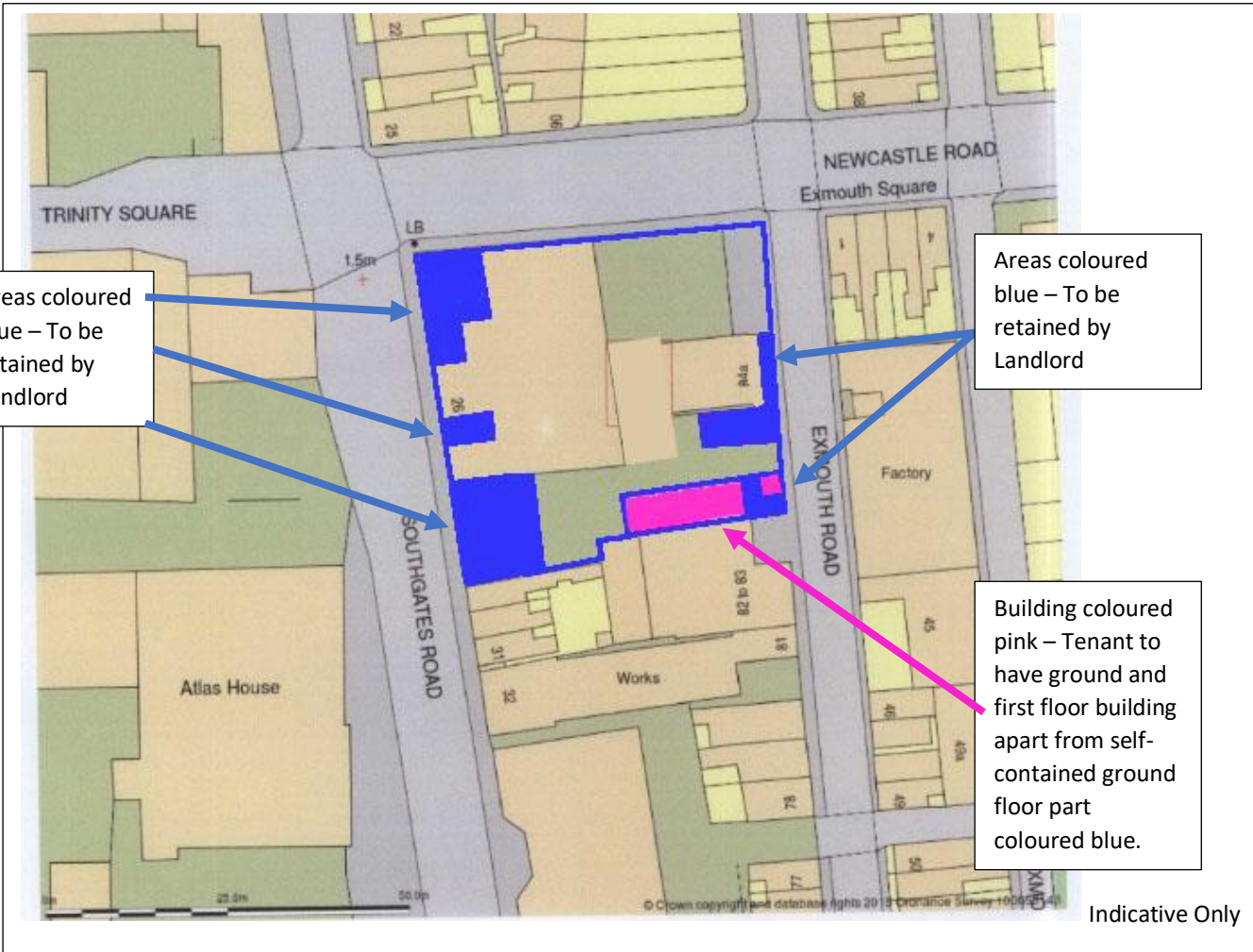
VAT

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

Legal Costs

Each party to be responsible for their own legal costs.

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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.

Agent Details

For further details please contact:

Hamish Duncan

01493 853853

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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

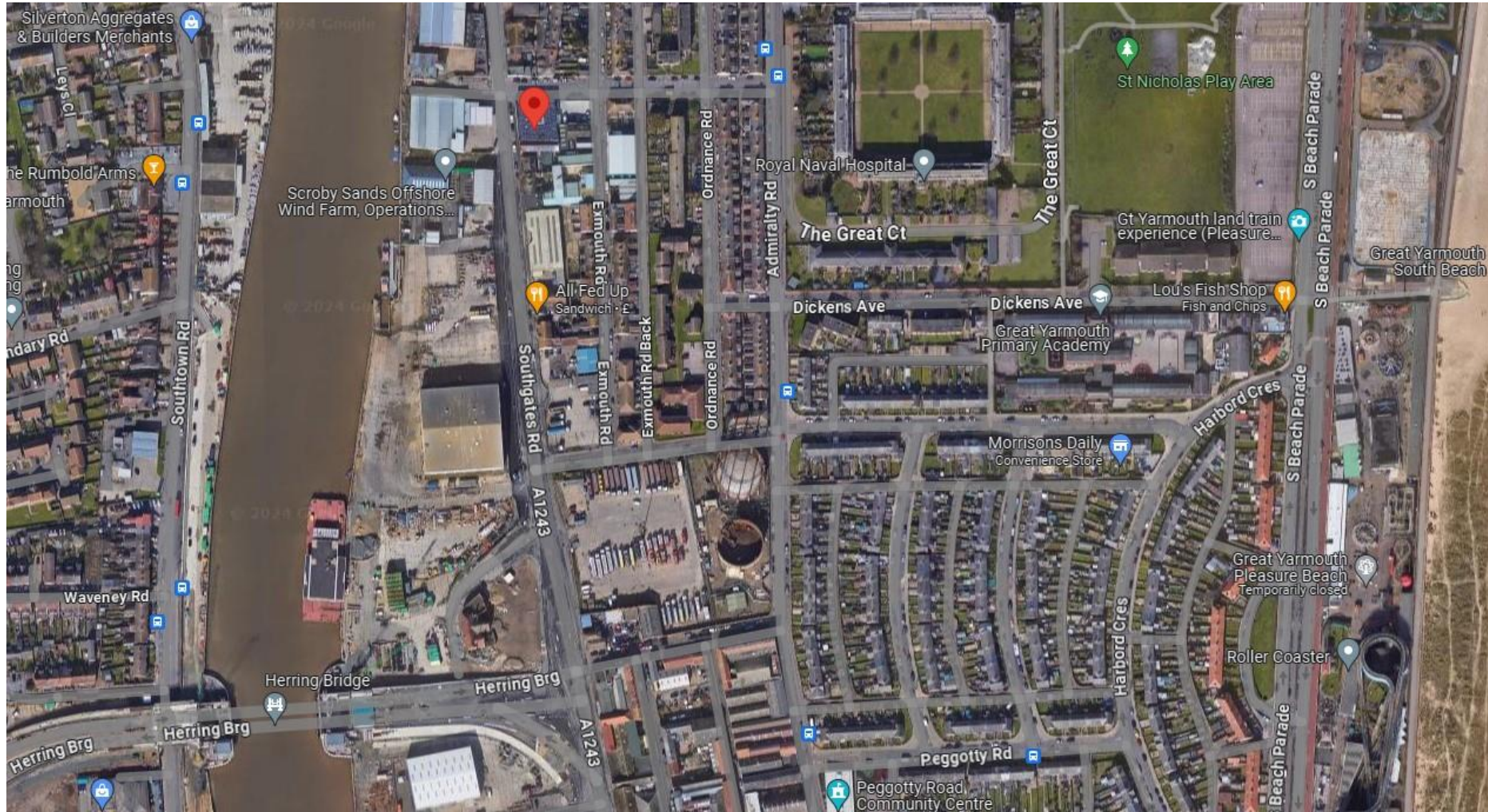
These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a 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.

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