

New Lease Available

Initial Rent : £24,000 per annum

28 Market Place, Great Yarmouth, Norfolk NR30 1LY



- TO LET - Well Located Town Centre Retail Unit With Offices Above

- Located in prime retail area
- Ground floor retail area 71.9 sq m (774 sq ft)
- Offices on 1st, 2nd & 3rd floors 83 sq m (893 sq ft)
- Quality kitchen & toilet facilities
- Fire & security systems
- Efficient heating & cooling system
- Efficient LED lighting
- Due to relocation

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Tel: 01493 853853



First Floor
21 Hall Quay
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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 position on Market Place adjacent to Santnder to the immediate south and The Works to the immediate north.

Other occupiers include WH Smith, Sports Direct, River Island, Trespass, Boots, Yours and high street banks of Halifax, Lloyds, Barclays, Nat West and HSBC.

Close by No. 37 - 39 Market Place is currently being converted to provide the town's new library and learning centre.

Recently completed is the new £5 million market stall opposite.

Description

A substantial character property which incorporates an attractive frontage with ground floor retail area and good quality offices above.

The ground floor retail unit has a kitchen and WC facilities on the first floor.

The upper floors comprise quality offices arranged over three levels.

The offices have a separate entrance from Row 46 to the south side of the property.

Accommodation

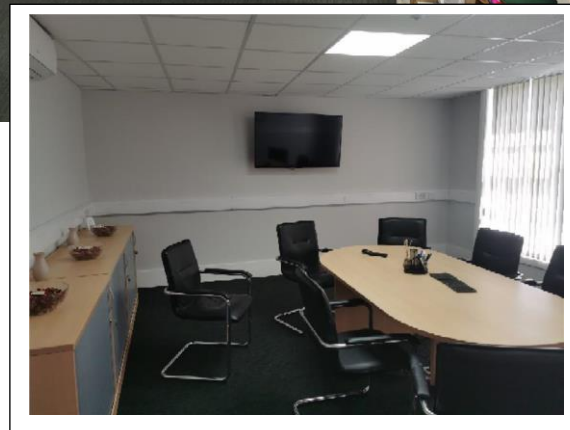
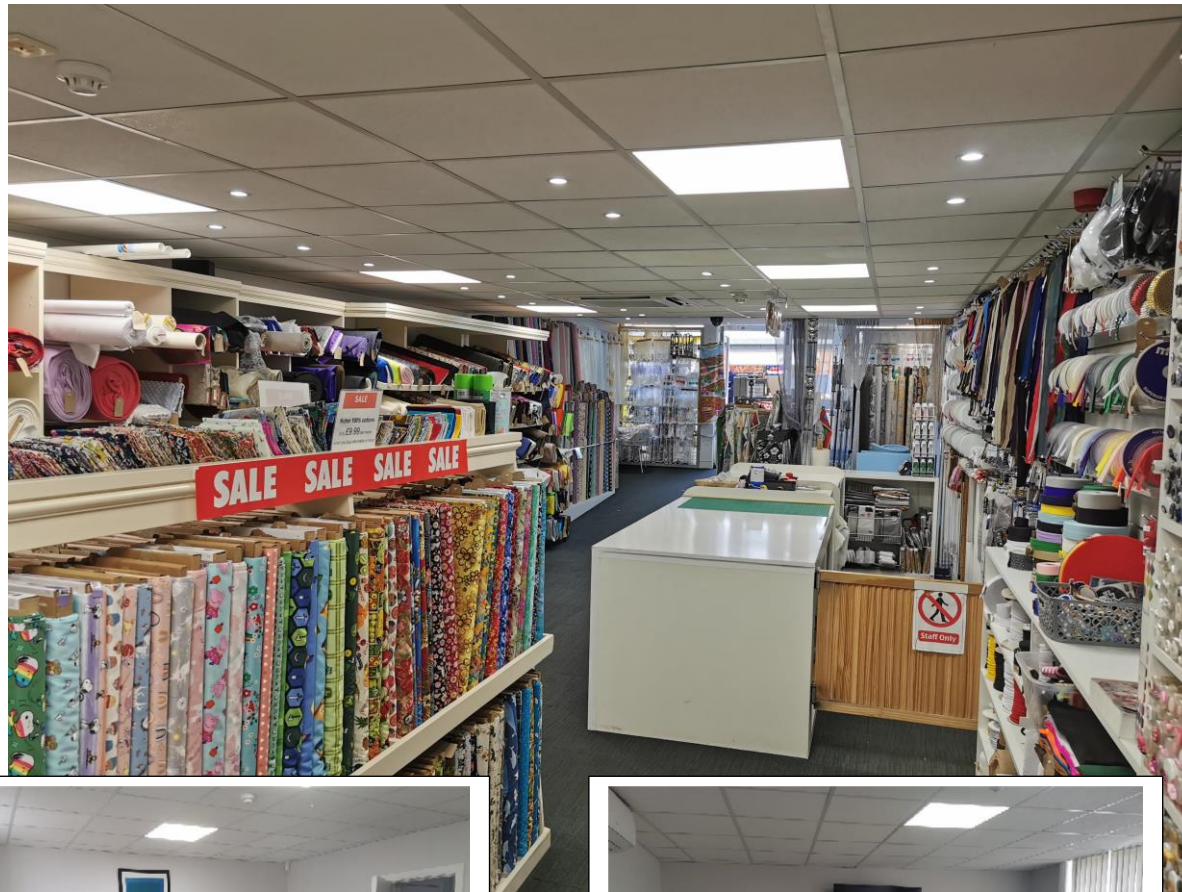
Ground Floor - Retail Unit		
Retail area	774 sq. ft	71.9 sq. m
Rear office	216 sq. ft	20.1 sq. m
Stairs and landing to first floor		
WC		
Kitchen	125 sq. ft	11.6 sq. m
First floor offices	279 sq. ft	25.9 sq. m
Second floor offices	321 sq. ft	29.8 sq. m
Third floor offices	296 sq. ft	27.5 sq. m
Total	2,011 Sq. Ft	186.8 Sq. M

Services

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



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Tenure

Leasehold. The property will be available in October 2024.

Terms

New lease on tenant's full repairing and insuring terms and at an initial rent of £24,000 per annum exclusive.

Possession

Vacant possession upon completion of a new lease.

Planning

Class Use E (Commercial Business & Service) which includes retail and office uses. The building is Grade II listed.

Business Rates

Ground floor retail shop – R. V. £16,250.

Upper floor offices – R. V. £5,600.

Approximate annual business rates payable of £10,925.

EPC

The ground floor retail unit has an Energy Performance Rating of "B" (Rating 28) and the upper floor offices have an Energy Performance Rating of "C" (Rating 62). The Certificates and Recommendation Reports 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 completing a lease.

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Agent Details

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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

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