

Freehold For Sale

Guide Price : £295,000 + VAT

Prime Town Centre Location Food / Retail Outlet



114A REGENT ROAD
GREAT YARMOUTH
NORFOLK
NR30 2AB

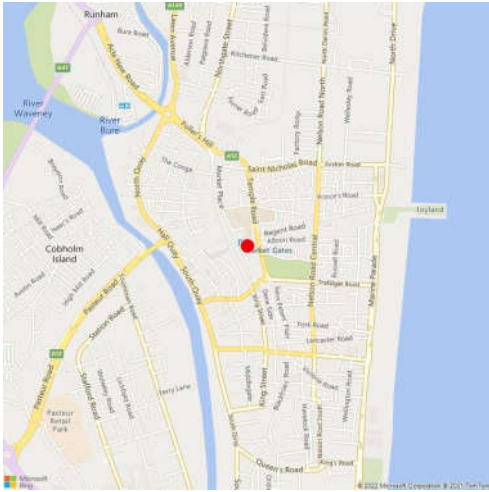
- Prominent busy location with national restaurants and retail outlets
- 107.88 sq m (1,161 sq ft)
- Sale of freehold
- New lease considered

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 unit is located in a prime area opposite Market Gates Shopping Centre, Costa Coffee and Merkur Slots and adjacent to restaurants and shops including McDonalds, KFC and Poundstretcher.



Description

Prominent unit with glazed frontage most recently used as a restaurant / takeaway although suitable for possible alternative retail use. The accommodation comprises a front restaurant/retail area, kitchen and customer and staff WCs. There is a basement suitable for storage.

Accommodation

Restaurant, kitchen & prep	1,161 sq. ft	107.8 sq. m
Basement (storage)	356 sq. ft	33.1 sq. m
Customer & Staff WC's		

Tenure

Freehold

Terms

The freehold interest is offered for sale at a guide price of £295,000 plus VAT subject to contract.

Possession

Vacant possession upon completion.

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "E" (Rating 103). The Certificate and Recommendation Report are available upon request.

Services

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

Planning/Use

Restaurant / Takeaway.

Rating Assessment

Rateable Value	£11,250
Rates Payable	£5,613.75 An occupier could be eligible for 100% rates relief upon successful application to Great Yarmouth Borough Council.

VAT

VAT will be applicable to the purchase price.

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 buyer / tenant will be required to provide proof of identity, address and funds to the selling / letting agents prior to solicitors being instructed.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Hamish Duncan BLE (Hons) - Agency Director
Mike Younger FRICS - Director
Sharon Bray, Laura Driver – Administration
Sonny Ling – Assistant Surveyor

www.eastcommercial.co.uk

Agent's Note:

Alternatively the owner would consider leasing the property at an initial rent of £20,000 plus VAT per annum exclusive on tenant's full repairing terms.

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.

114A Regent Road, Great Yarmouth, Norfolk NR30 2AB



114A Regent Road, Great Yarmouth, Norfolk NR30 2AB



Opposite Market Gates Entrance

