



ADDRESS
109 High Street
Gorleston-On-Sea
Norfolk
NR31 6RE

TENURE
Freehold

L  LARKES

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‘PRIME HIGH STREET SHOP INVESTMENT PRODUCING £15,000 PER ANNUM’

Location: Gorleston-on-Sea is a charming coastal town situated on the east coast of England, nestled between the North Sea and the River Yare estuary. Located in the county of Norfolk approximately 20 miles east of Norwich, this picturesque destination offers a perfect blend of sandy beaches and traditional seaside charm. With a population of approximately 24,000, the town exudes a friendly and welcoming atmosphere. Visitors can enjoy leisurely walks along the promenade, admire the historic beach huts, and explore the delightful town centre filled with shops, cafes, and pubs. The area’s rich maritime history is reflected in its scenic harbour and maritime-themed attractions.

Premises: The property comprises a prime highstreet retail unit, with generous storerooms and parking within a shared private car park.

The subject premises are prominently positioned on the High Street, in the prime retailing area of the town. Nearby occupiers include Subway, KFC, Greggs, Iceland, Boots, Super Drug, Domino’s Pizza, and Barclays.

The property is tenanted by a Nail/Beauticians Shop with ground floor sales space and first floor with office and stores. The property is currently let on a 10-year FRI lease which commenced in 2022 at an annual rent of £15,000 pax, the lease has a three yearly upwards only rent review provision.

VAT: will not be charged on the sale price.

Legal Costs: Each party will be responsible for their own legal costs incurred in documenting the sale.

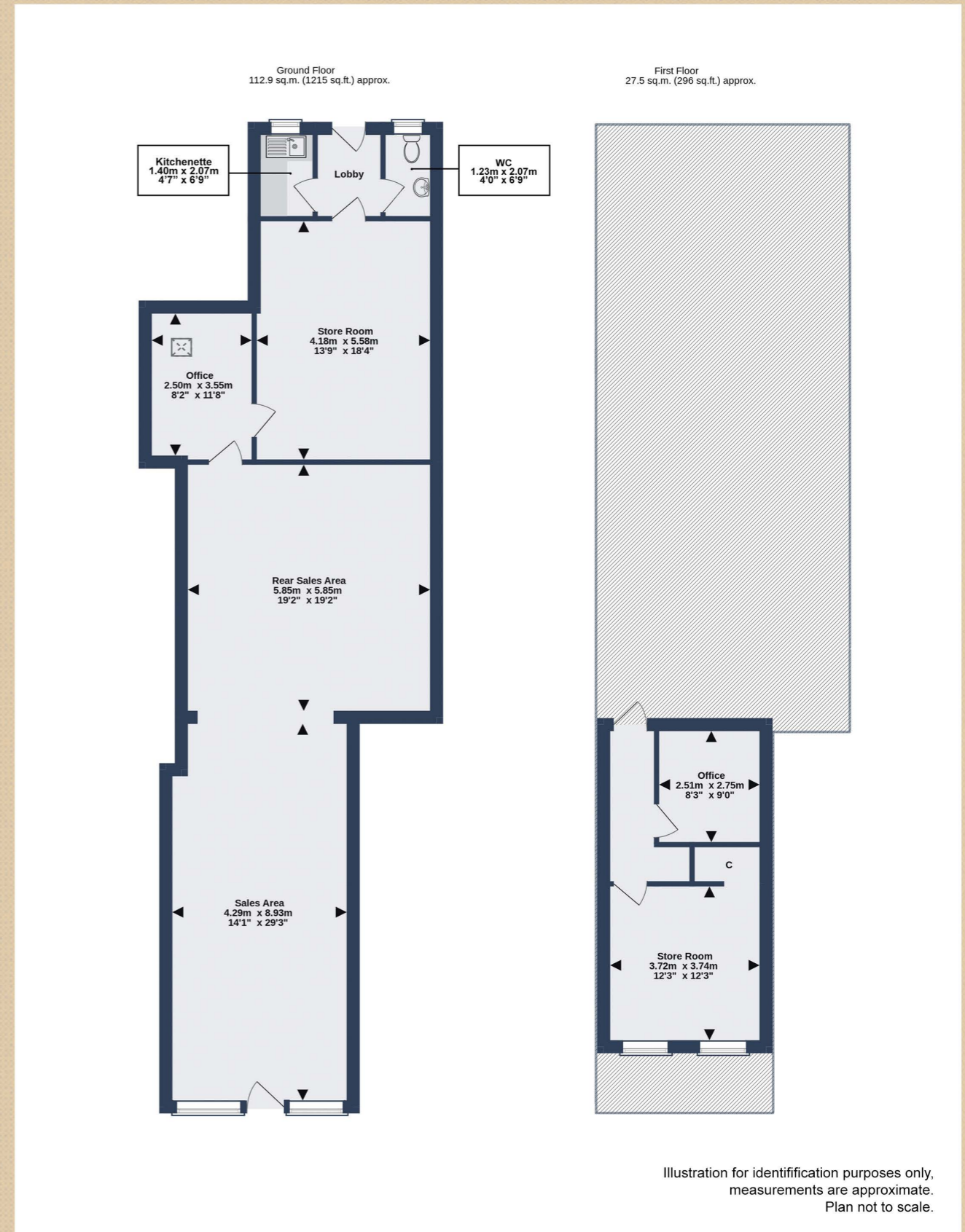
Terms: The property is offered for sale freehold.

Please note that all areas, measurements, and distances given in these particulars are approximate and rounded. The text, photographs and floor plans are for general guidance only.

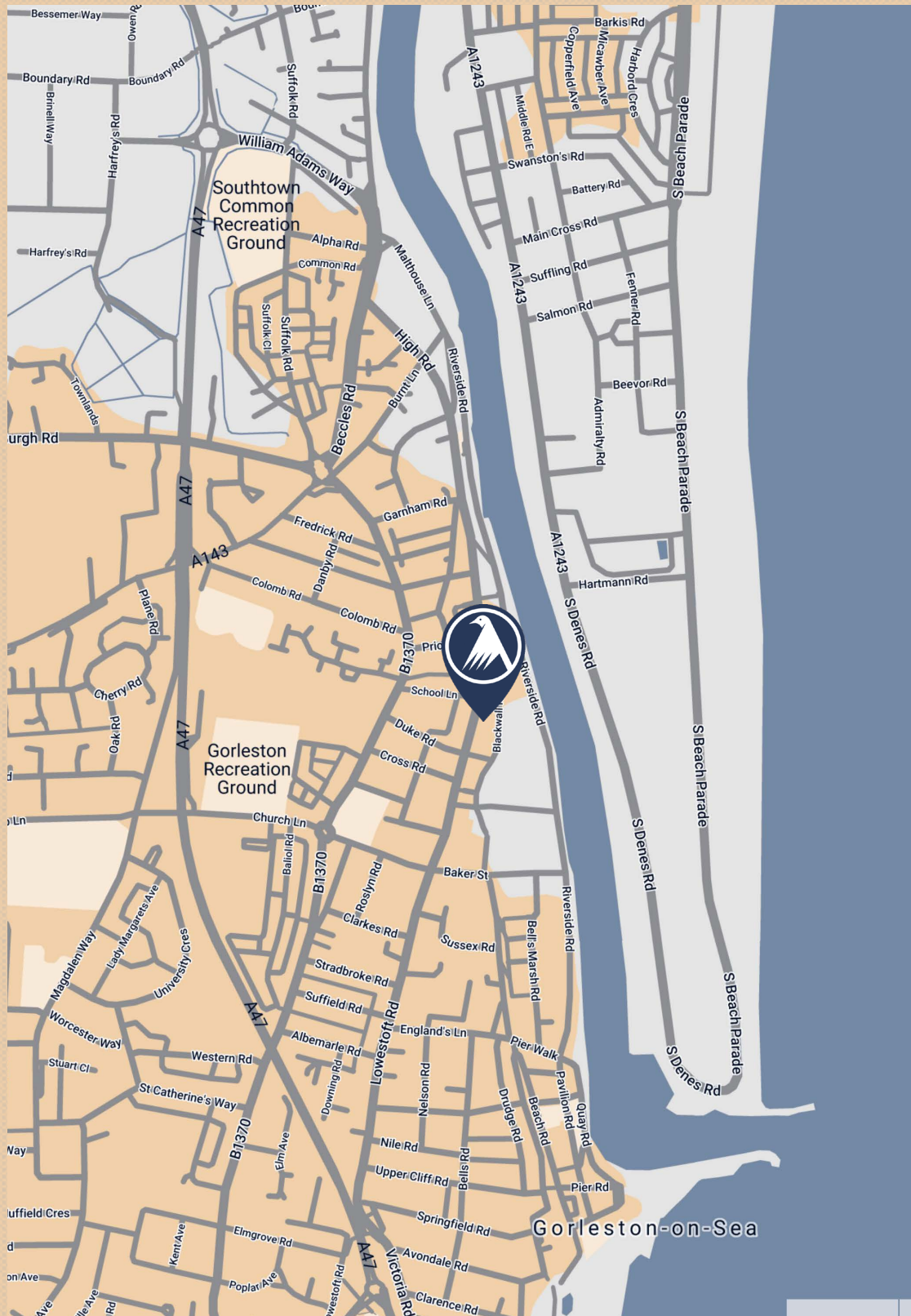
Larkes have not tested any services, appliances, or specific fittings - prospective purchasers are advised to inspect the property themselves. All fixtures, fittings and furniture not specifically itemised within these particulars are deemed removable by the vendor.

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FLOOR AREA
140.4 SQ M
1,511 SQ FT



Ref: 7294



NOTE: Larkes Estate Agents for themselves and for the vendors or lessees of this property whose agents they are give notice that: (i) the particulars are set out as general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract, (ii) all descriptions, dimensions, references to condition and necessary permissions for the use and occupation and other details are given, without responsibility and intending purchasers or lessees 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 item; (iii) no person in the employment of Larkes Estate Agents has any authority to make or give any representation or warranty whatever in relation to this property