



27 Regent Street

, Great Yarmouth, NR30 1RL

£6,000 Per Annum



A Prominent Corner Shop available to let – Current use Restaurant/Take Away, but would suit a variety of A1, A2 or A3 uses. The property is currently let and interested parties may choose to take on the existing lease without Premium or have a new lease on the same terms with different use. The current business owner will negotiate the sale/purchase of his equipment if it is required.



SHOP 13'5" x 17'11" (4.096 x 5.48)

REAR SHOP 11'1" x 22'11" (3.4 x 7.0)

LOBBY

WC and WASH HAND BASIN

COMMUNAL HALL

Gas fired boiler for water and heating.

ACCESS TO CELLAR

STORE 12'9" x 22'3" (3.9 x 6.8)

Gas and electric meters.

TERMS

Current lease to 2029, copies available if required,

Internal repairing basis.

Tenant pays rates and water charges, small business relief may be available on rates.

Insurance premiums are re-charged.

COSTS

Incoming tenants to pay their own costs.

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

DEPOSIT

A two month rent deposit is required.

All applicants will be asked for proof of funds and anti-money laundering ID checks will need to be carried out for legal compliance.

VIEWING

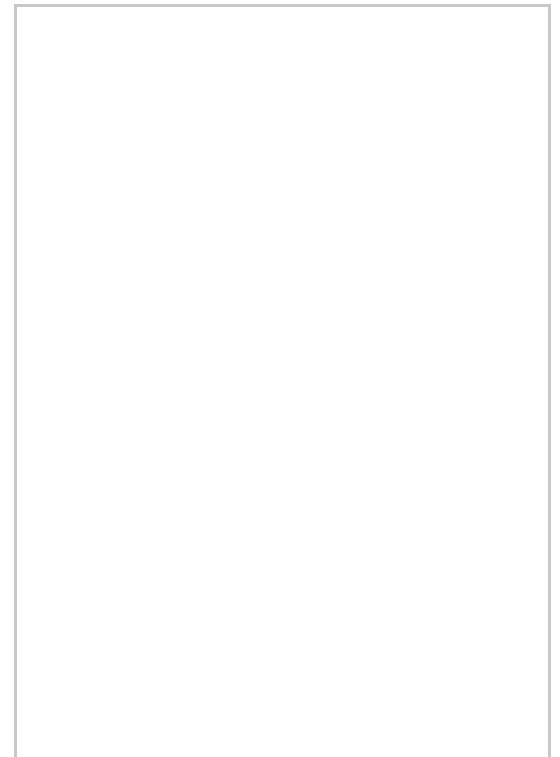
Contact: Mark Duffield

Tel: 01493 844891

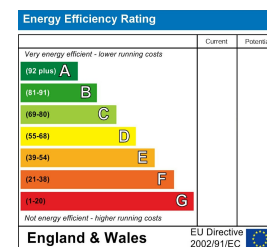
Area Map



Floor Plans



Energy Efficiency Graph



Disclaimer

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17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ

Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

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