

Leaseholds for sale (10 or 25 years)

Terms : £12,000 inclusive of VAT or £20,000 inclusive of VAT

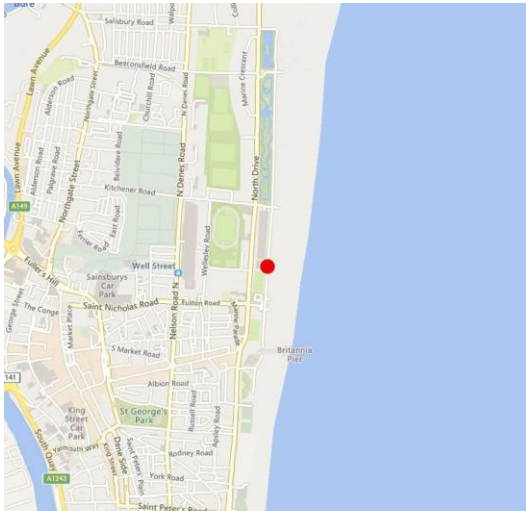
Beach Huts, Esplanade, Great Yarmouth, Norfolk NR30 1ED



Well Located Beach Huts For Lease

- 10 ft (3.05m) width beach huts
- Overlooking dunes, sandy beaches and sea
- Located close to Great Yarmouth's 'Golden Mile'
- 10 year or 25 year licences available
- Annual car parking permit included
- First phase release

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Location

Located in a terrace between the seafront and parallel to North Drive (Imperial Hotel and others). Close to 'Great Yarmouth Golden Mile' which is in between two well known piers. The Britannia Pier has a fairground and a theatre and Wellington Pier has a casino, bowling alley and amusement arcades.

During the holiday months there are donkey rides to enjoy and deck chairs to hire and with boat trips to Scroby Sands to see the seals. To the south end of the beach is the Pleasure Beach Theme Park with the oldest running rollercoaster in Britain.

Haven Seashore holiday park popular with families is located to the far end of North Denes. Also to the north are Great Yarmouth Race Course and Yarmouth Stadium (greyhound and stock car racing).

Great Yarmouth's town centre is close by and within walking distance via the most popular pedestrian route from Marine Parade (Golden Mile) / Regent Road.

Description

Newly built beach huts with dedicated seating area to front and available by way of either a 10 year or 25 year lease.

Measuring approximately 10ft (3.05m) frontage to the beach and 6'6" (1.83m) depth incorporating 4'10" (1.22m) double doors and painted in bright colours.

Services

No services connected. An amenity block is situated close by and for exclusive use of beach hut occupiers.

Tenure

Leasehold.

Terms

10 year lease at a price of £12,000.00 inclusive of VAT.

25 year lease at a price of £20,000.00 inclusive of VAT.

Free parking permit included (car park to the rear).

The ground rent for 26/27 will be set at £1,249.28 for the year (inclusive of VAT) to be reviewed annually to RPI + 2%.

Occupiers will be responsible for repairs, maintenance and insurance and with subletting permitted on a daily or weekly hire basis.

Possession

Vacant possession upon completion of a new lease.

Planning

Beach hut.

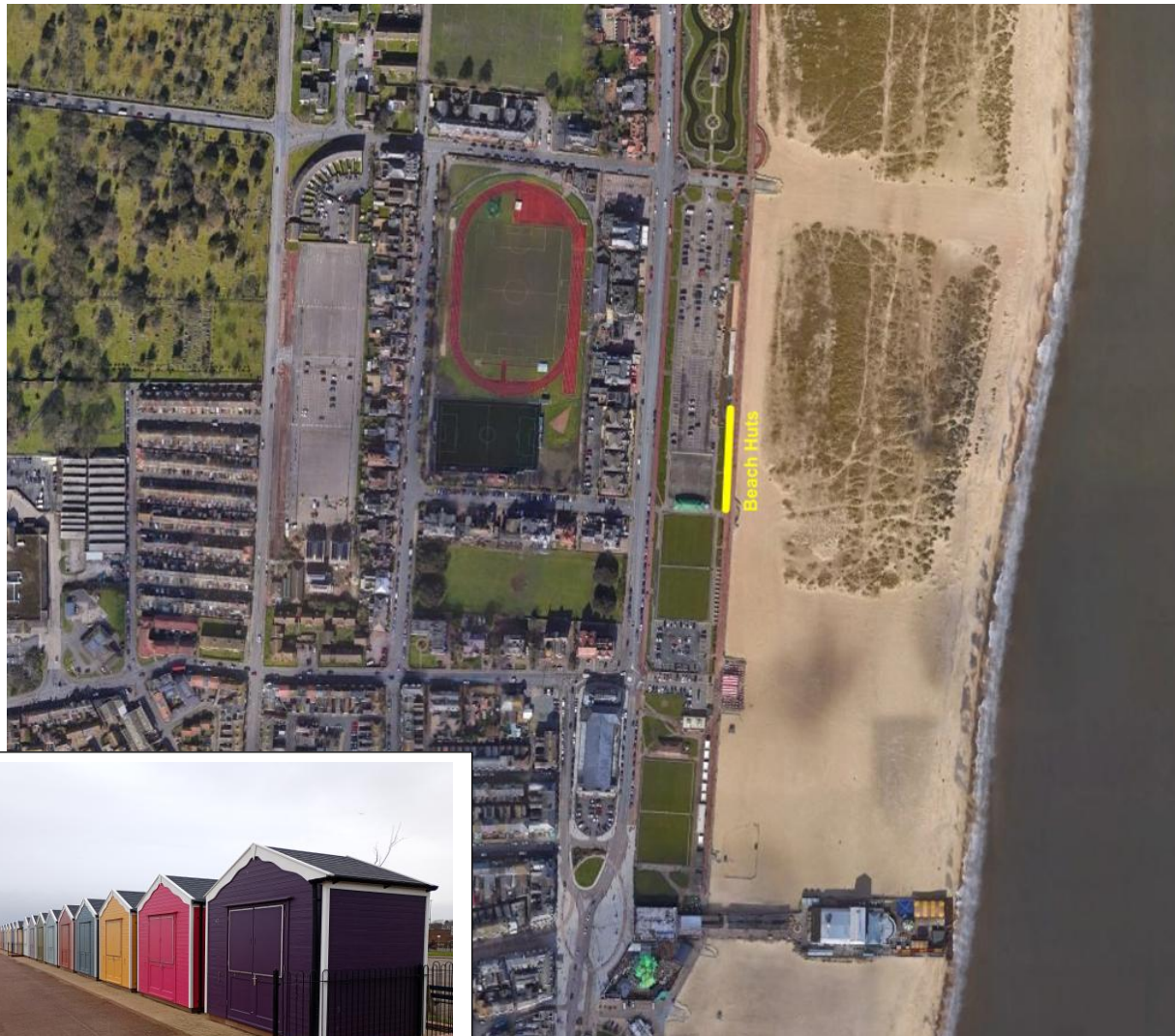


North to south



South to north

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Video View

<https://youtu.be/Pc20mJvnEGw>

Business Rates

The current Rateable Value is £1,625. Approximate rates payable for the year are £620.25. An occupier may be eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

Energy Performance Certificate

Not applicable.

VAT

VAT will be applicable to the rent and annual ground rent charges.

Legal Costs

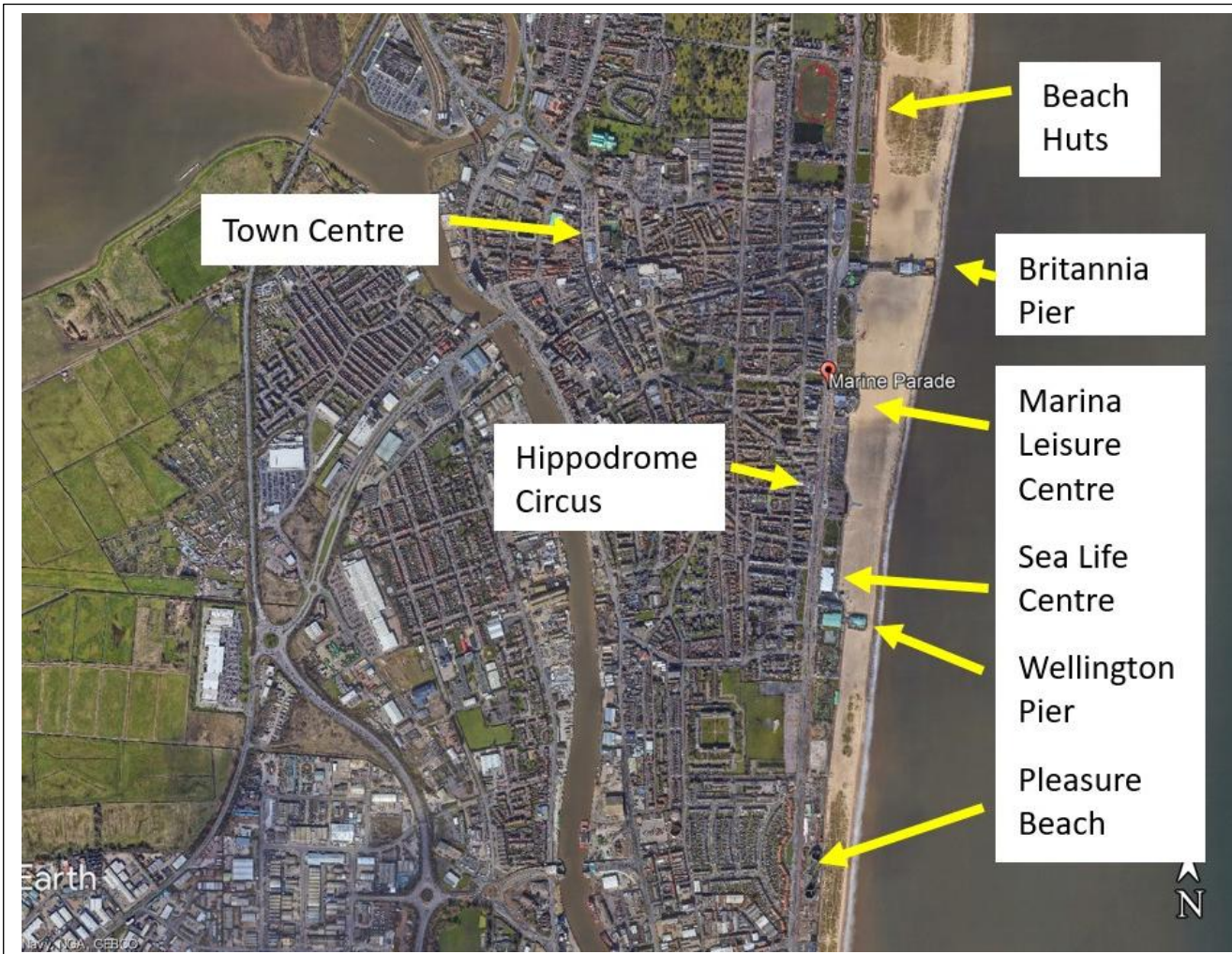
Each party to be responsible for their own legal costs.

Identity Checks / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



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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.

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