



ROWLEY HUGHES THOMPSON

PROPERTY CONSULTANTS

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SHOP TO LET – WITH A2 CONSENT

20 MARKET PLACE GREAT YARMOUTH

Location

Great Yarmouth is the third largest seaside destination in the UK with annual tourism numbers equating to 5 million persons generating an annual spend of £420 million. The town has a resident population of 67,000 persons and a catchment of 205,000 within 20 km. The town is situated 11 miles north of Lowestoft and 19 miles east of Norwich.

The subject property occupies a prominent position on Market Place, adjacent to **Savers Health & Beauty** and in proximity to **Specsavers, Poundland** and **Argos**.

Accommodation

The property is arranged as a ground floor shop unit with ancillary accommodation at basement, ground, first and second floors. It comprises the following:

Ground Floor Sales	109.5 sq m	(1,180 sq ft)
Ground Floor Ancillary	41.5 sq m	(446 sq ft)
First Floor Ancillary	83.8 sq m	(902 sq ft)
Second Floor Ancillary	111.6 sq m	(1,200 sq ft)
Basement Ancillary	44.75 sq m	(480 sq ft)

The property benefits from use of a rear service yard, accessed from Howard Street North.

Tenure

The premises are available by way of a new effectively full repairing and insuring lease, term to be agreed.

Rent

Rental offers are sought in the region of £26,000 per annum, exclusive of VAT, rates and all other outgoings.

Rating Assessment

Rateable Value	£23,000
Rate in £	49.1p
Rates Payable (2018/19)	£11,293

Interested parties are advised to make their own enquiries with the relevant charging authority to confirm rates payable and whether any transitional relief applies.

Planning

The property has planning consent for A2 (financial & professional services) uses. A1 (retail) uses will be acceptable and alternative uses may be considered, but interested parties are advised to make their own enquires of the local planning authority.

EPC Rating

The property has an EPC rating of C 66. A copy of the report is available on request.

Legal Costs

Each Party are to be responsible for their own legal, professional and ancillary costs.

Viewing:

Strictly by appointment:-

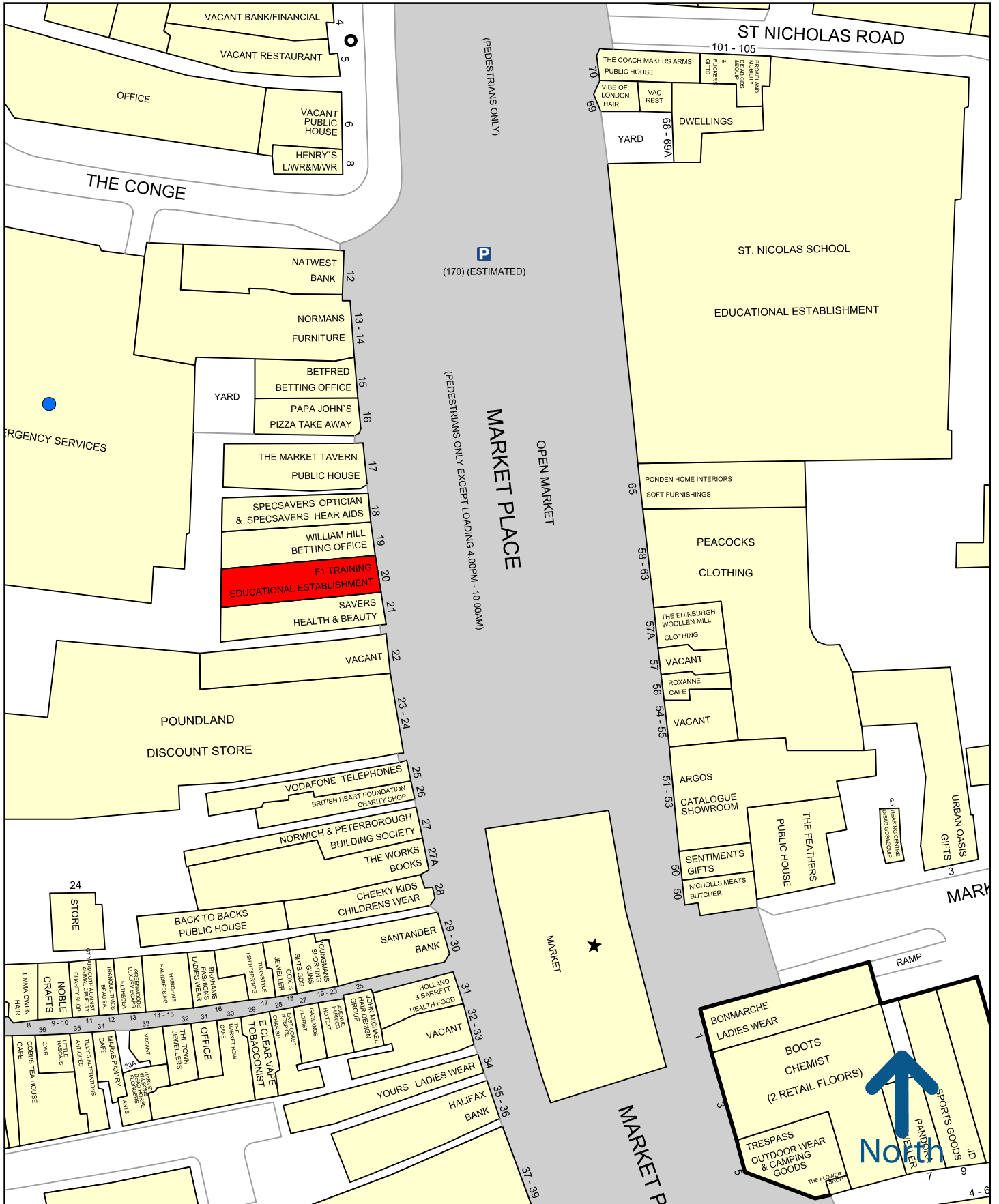
Russell Power – Rowley Hughes Thompson

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Date prepared: March 2019. All transactions are stated exclusive of VAT. Subject to Contract.

Misrepresentation Act 1967 Notice: Rowley Hughes Thompson for the vendors or lessors of the property whose agent they are give notice that: 1 These do not constitute any part of an offer or contract 2 All statements contained in these particulars as to this property are made without responsibility on the part of Rowley Hughes Thompson their vendors or lessors 3 None of the statements contained in these particulars as to the property are to be relied on as statements or representations of fact 4 Any intending purchasers or lessees must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars 5 The vendors or lessors and neither Rowley Hughes Thompson nor any person in their employment has any authority to make or give any representation or warranties in relation to this property.



50 metres

Experian Goad Plan Created: 27/03/2019
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