



**ROB ALSTON**  
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**PRIME SHOP  
TO LET**



## GREAT YARMOUTH

180 KING STREET, N30 1LS.

### LOCATION

Great Yarmouth is a major coastal resort located 20 miles east of Norwich and 55 miles north east of Ipswich. The town has a resident population of approximately 37,000 and major multiple retailers located in the town include **Debenhams Department Store**, **Palmers Department Store** and **Boots**.

### DESCRIPTION

The property comprises a good sized ground floor retail unit with ancillary accommodation at ground and first floor levels and is located in a busy pedestrianized trading location adjoining River Island and HSBC.

Other nearby occupiers include **H Samuel**, **Clarks**, **WHSmith**, **Greggs**, **Costa** etc.

### ACCOMMODATION

Ground Floor	Internal Width	28 ft 0 in	8.54 m
Ground Floor	Sales Area	2,694 sq ft	250.4 sq m
First Floor	Store/Staff	1,333 sq ft	123.9 sq m
Second Floor	Store	2,745 sq ft	255.1 sq m

### RENT

**£45,000 per annum** exclusive of rates and VAT.

### LEASE

The property is available on a new 10 year lease with a Year 5 rent review.

### RATES

Rateable Value (2017)	£62,500
Interested parties are advised to make their own enquiries regarding rates payable for 2017/18.	

### VIEWING

Strictly by appointment with **ROBERT ALSTON (07768 650446)** or the joint agent **FRANCIS DARRAH** (FAO Carol Cooper – 01603 666630)

### EPC

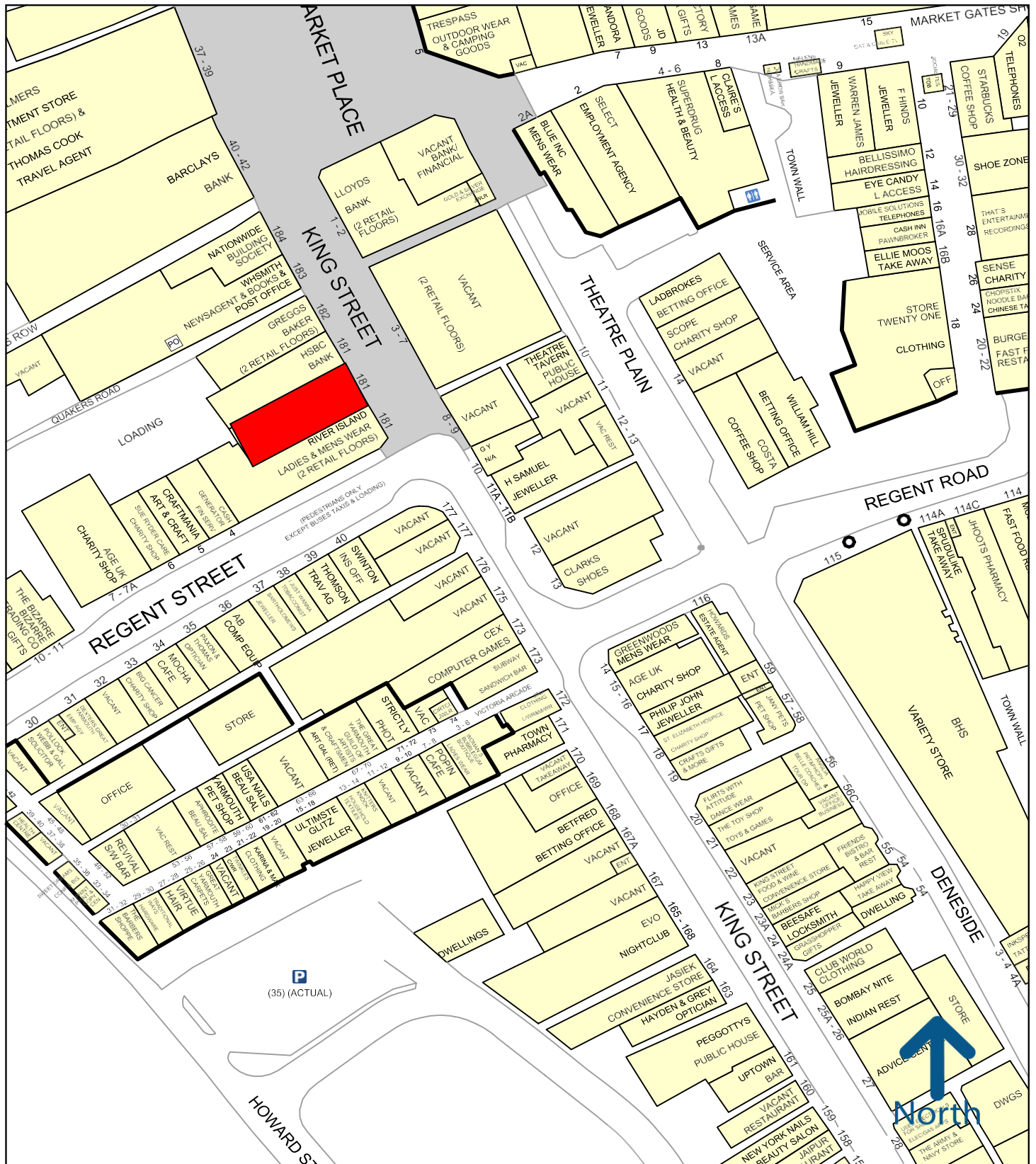
The property has an energy rating of D. Further details are available upon request.

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