



ROCHE

Retail

Great Yarmouth | NR30 2AX Unit 21, Market Gates Shopping Centre

PRIME SHOP TO LET

Location

Great Yarmouth has a resident population of 90,000 persons with a catchment population of 205,000 within a 20 minute drive time. Great Yarmouth is the third largest seaside destination in the UK, with annual tourism numbers equating to five million persons, generating an annual spend of £462 million.

The town has a thriving oil, gas and renewable energy industry that has been further enhanced by the recent opening of the Deep Water Outer Harbour. It also forms part of the Great Yarmouth and Lowestoft Enterprise Zone.

Market Gates Shopping Centre

The Centre extends to 230,000 sq ft with direct access to the town's main car park of approximately 500 spaces. Major anchors within the scheme include **Debenhams, Wilkinsons, Boots, Poundland, Iceland** and **New Look**. The subject premises is located adjacent to **BrightHouse** whilst opposite **Debenhams**.

Accommodation

The shop is arranged over ground floor only, having the following approximate net internal floor area:

Ground Floor	538 sq ft	(50.0 sq m)
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Tenure

The shop is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

Rent

£10,000 per annum exclusive.

Service Charge

The service charge for the current year is **£3,495**.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£9,400**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Great Yarmouth Borough Council (Business Rates: 01493 846240), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Interested parties may wish to note that qualifying occupiers may be entitled to 100% rates relief (£0 payable) on properties with a rateable value of less than £12,000.

Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Plant & Equipment

None of the systems or equipment in the property has been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

Energy Performance Certificate

The property has an Energy Performance Rating of D (94). A full copy of the Certificate is available upon request.

Viewing

Strictly by appointment through joint letting agents:

Roche Retail:

Contact: Adrian Fennell

Tel: 01603 756334

Email: adrian.fennell@rochesurveyors.co.uk

Jamieson Mills:

Contact: Richard Mills

Tel: 020 7758 0053

Email: rjm@jamiesonmills.com

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Retail

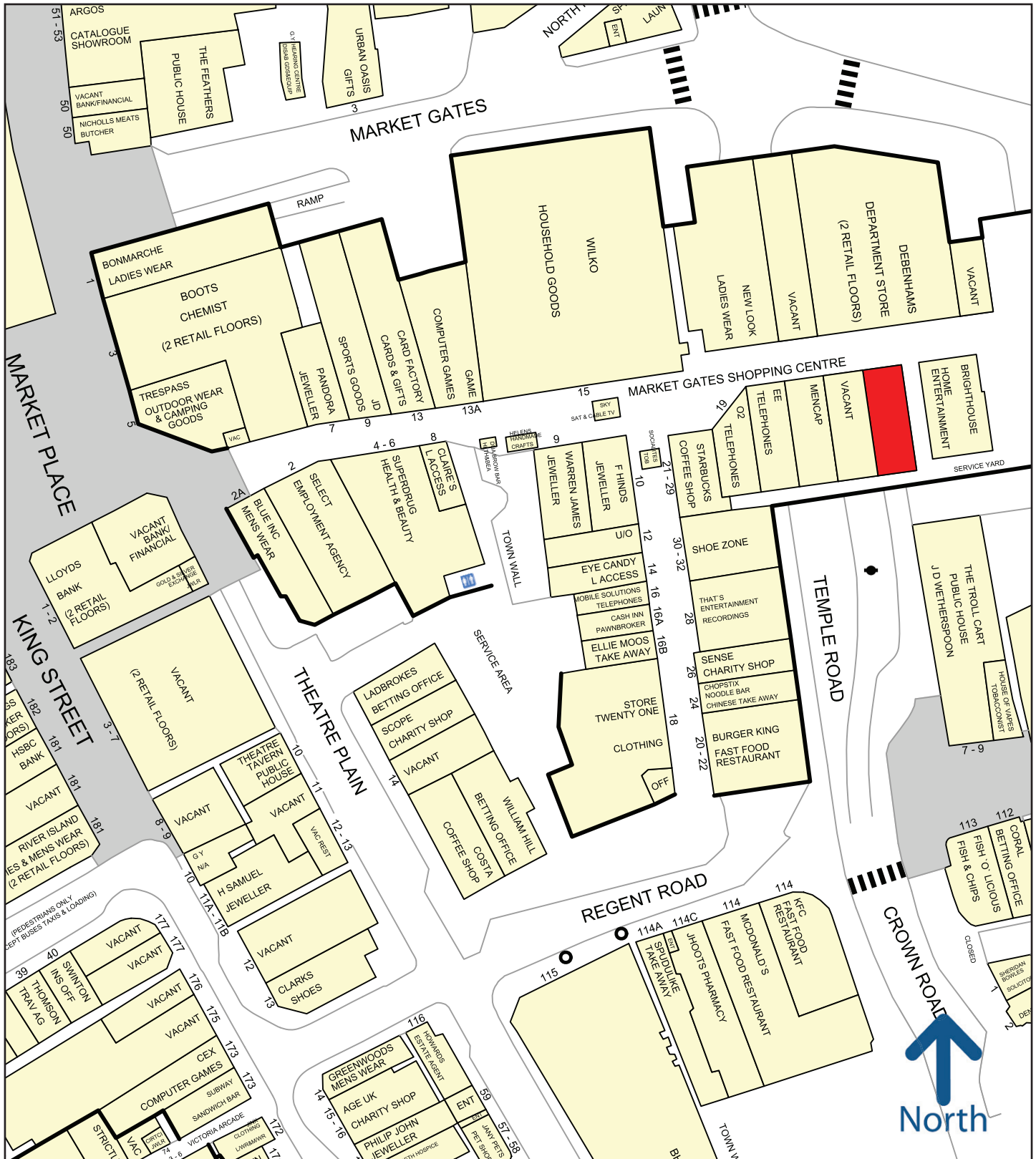
01603 619876
www.rochesurveyors.co.uk

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