

Lease Assignment

Rent : £7,250 per annum

Fryers Delight & Nom Noms, Nelson Road North, Great Yarmouth, Norfolk NR30 1EN



Between Town & Seafront Prominent Takeaway Premises - TO LET -

- Busy location
- Between town centre and prime seafront
- Long established fish & chip shop and dessert shop businesses
- Trading as Fryers Delight and Nom Noms

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Great Yarmouth

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.

Location

The property is situated close to the busy intersection of Nelson Road North (runs north to south) and St Nicholas Road / Euston Road which links Great Yarmouth town centre (prime retail Market Place) to Marine Parade (Brittania Pier, Joyland and The Arc Cinema).

The immediate area is densely developed and characterised by a mix of residential and commercial properties. Other businesses close by include Sainsbury's, Shell filling station, Wilko, Great Yarmouth Town Football Club and numerous hotels and guest houses.

Description

A pair of well established businesses (trading since 2018) which are successful and profitable family run businesses now reluctantly offered for sale due to a planned retirement.

Fryers Delight offers a range of fish (cod, haddock, rock eel, plaice and scampi) and chips as well as loaded fries, sausages, burgers, chicken nuggets and pies.

Nom Noms offers a range of milkshakes, cookies, puddings, cake shakes, waffles, cakes, cheesecake and cookie dough.

The businesses occupy a prominent and well presented end of terrace single-storey lock-up unit with two prominent glazed frontages. Currently trading 6 days a week (closed Tuesday) from 4pm to 9pm (8:30pm on Sundays).

The business sale includes an extensive inventory with two pan range and equipment for running the pair of businesses. Accounts are available further to a viewing.

Accommodation

Takeaway, kitchen and preparation	690 sq. ft	64.2 sq. m
Stores	180 sq. ft	16.8 sq. m
WC Facility		
Total	870 Sq. Ft	81.0 Sq. M

Services

Mains water, electricity, gas and drainage are connected to the property.



Tenure

Lease to run until early 2029 at a rent of £7,250 pa on tenant's full repairing and insuring terms.

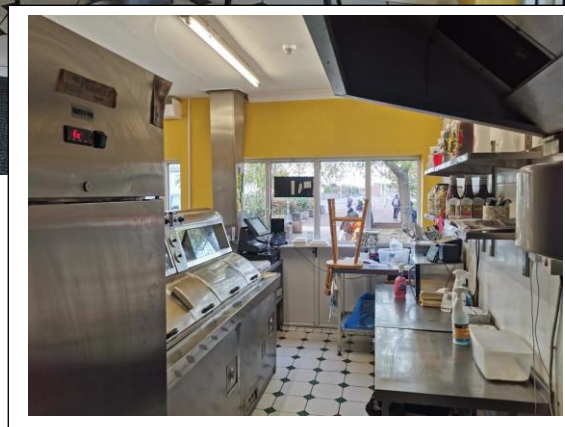
The Lease is outside of Sections 24 - 28 of the Landlord and Tenant Act 1954.

Agent's Note: The Lease includes an annual option to break by the landlord only if the site is required for redevelopment purposes subject to the service of 6 months prior notice.

Terms

An assignment of the existing tenant's lease subject to a premium payable of £40,000 (subject to contract) for the inventory of trade fixtures, fittings equipment and business goodwill. Stock at valuation.

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Fixtures, Fittings & Equipment

An inventory of trade stock, fixtures and equipment to be agreed at offer stage. The fixtures, fittings and equipment owned by the owner remaining in the property on the day of completion are included in the sale. All items owned by third parties are not included in the sale.

Plant & Equipment

Not all the systems or equipment in the property have been tested by the outgoing tenant, or agent to ensure that they are working order. Prospective tenants should rely on their own investigations.

Planning

The use of the building will be its current use as a takeaway restaurant.

Business Rates

The Rateable Value is £6,300. From 1st April 2026 the Rateable Value is £8,200. A tenant is likely to be eligible for up to 100% business rates relief subject to successful application to Great Yarmouth Borough Council Business Rates Department.

EPC

The Property has an Energy Performance Rating of "B" (Rating 45). The Certificate and Recommendation Report will be made available upon request.

VAT

VAT will not be applicable to the rent.

Legal Costs

Each party to be responsible for their own legal costs in the matter of the Lease assignment and business sale.

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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.

Agent Details

For further details please contact:

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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.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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