



Prime Retail Unit

40 Regent Street, Great Yarmouth, NR30 1RR

£9,000 pa

EPC Rating D

LOCATION

The property occupies a prominent road side position with glazed frontage to King Street within Great Yarmouth's prime retailing district. The property is situated opposite River Island and other nearby retailers include Tui UK Holidays, Mocha Coffee Shop, H Samuel Jewellers.

PROPERTY DESCRIPTION

The property comprises a terraced two storey shop unit. The ground floor provides a retailing area of uniform shape with large display windows to King Street. There is pedestrian access which leads directly to the open plan shop unit. There is a rear access out to a service passage and stairs lead to first floor where there is various offices and stores provided together with kitchen and staff toilets.

SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with the RICS Measuring Practice and the following net internal floor areas are provided.

Ground Floor Retail Unit	69.71 sq m (750 sq ft)
First Floor Offices and Ancillary	59.01 sq m (548 sq ft)

TERMS

A new lease is available on the property at a rent of £9,000 pa

BUSINESS RATES

The property has a current Rateable Value of £9,500. Therefore there is the potential for 100% rates relief in this location.

LEGAL COSTS

Each party will be responsible for their own legal costs.

PLANNING

The subject property forms part of the main High Street retailing area and has planning consent for A2 (Financial and Planning). Due to the mix of other retailers in the immediate area we consider that A1 (Retail) and A3 (Restaurant Café use) would be permitted subject to planning.

VIEWING

Strictly by appointment with the selling agents BYCROFT COMMERCIAL. Tel. 01493 844489



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.charlesbycroft.co.uk
01493 844489
db@charlesbycroft.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements