



ROCHE

Retail

Great Yarmouth | NR30 2BG

Unit 28, Market Gates Shopping Centre

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 £420 million.

The town is part of the 1st East Urban Regeneration Company and also benefits from a new outer harbour which will provide a freight and passenger ferry service directly to Holland.

Market Gates Shopping Centre

The Centre has been extended by an additional 78,000 sq ft which is anchored by **Debenhams** and **New Look**. **Starbucks** are directly opposite this unit and **Poundland**, **99p**, **O2** and **Orange** have also recently opened units. Other retailers also represented include **Wilkinsons**, **Dorothy Perkins**, **Peacocks**, **Boots** and **Store 21**.

Accommodation

Internal Width	45 ft 2 ins	(13.77 m)
Shop Depth	50 ft 11 ins	(15.32 m)
Ground Floor Sales	1,963 sq ft	(182.36 sq m)
Basement Ancillary	637 sq ft	(59.18 sq m)

Lease terms

The premises are available on a new 15 year FRI lease, subject to 5 yearly upwards only rent reviews.

Rent

£29,750 per annum exclusive.

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

Rates

Rateable value:	£42,500	
Rates payable:	£18,402.50	(2011/12)

We recommend that interested parties make their own enquiries to Great Yarmouth Borough Council (01493 856100).

Service charge

The service charge for the 2010/2011 year is estimated to be approximately **£11,589**.

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.

Viewing

Strictly by appointment through joint agents:

Roches Retail:

Contact: Adrian Fennell

Tel: 01603 756334

Email: adrian.fennell@rochesurveyors.co.uk

Or our joint agents:

Douglas Stevens:

Contact: Richard Mills

Tel: 020 7514 8203 (DD)

Email: richard.mills@douglasstevens.co.uk

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

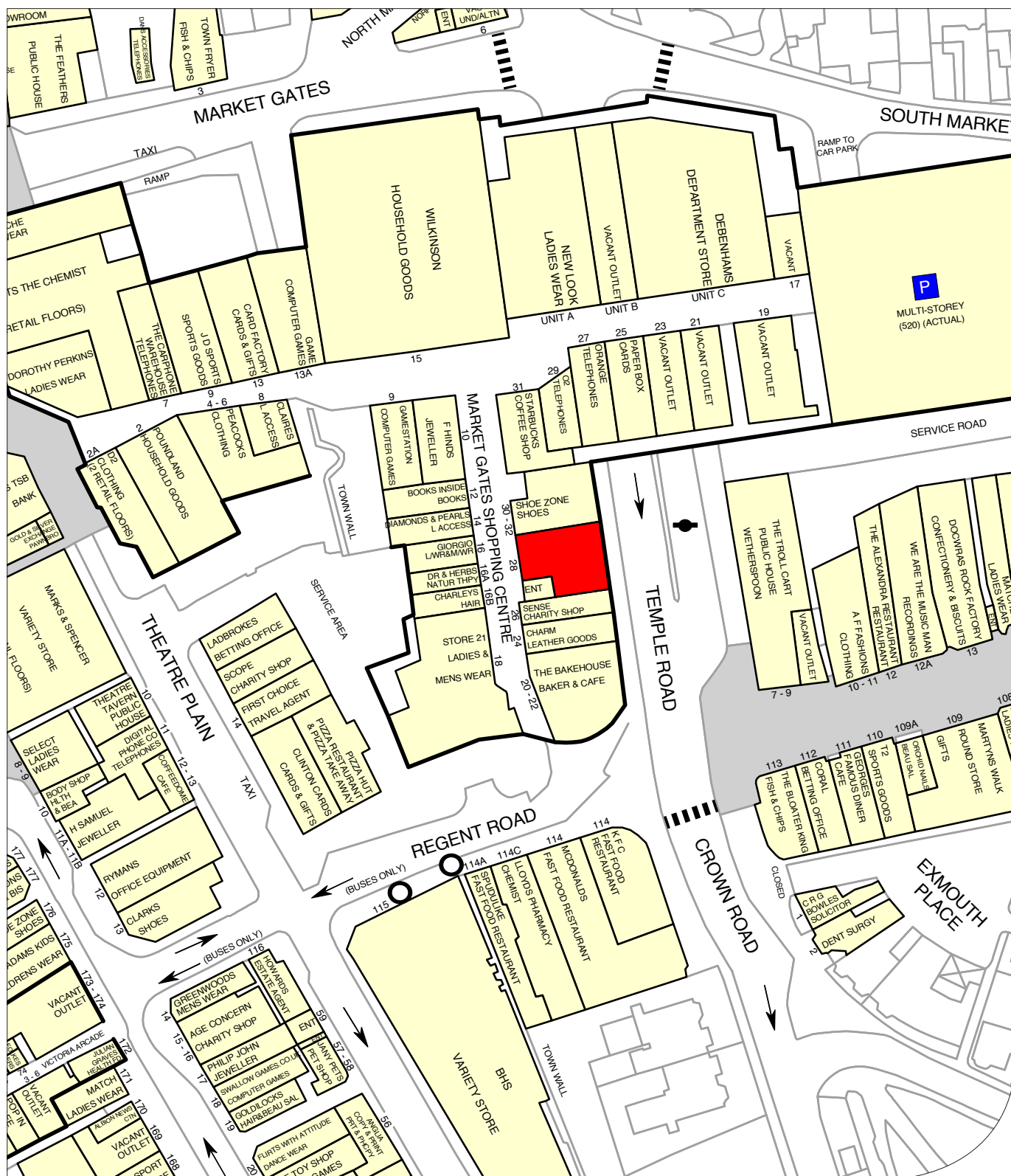
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Roche 2/11/2009



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