



# ROCHE

## Retail

# GREAT YARMOUTH | NR31 0DW

## Unit 2, Pasteur Road

# RETAIL WAREHOUSE TO LET

## Unit 2, Pasteur Road – Confidential / Staff Unaware

### 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 5 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.

The property occupies a prominent location adjacent to **Topps Tiles** on Pasteur Road (A1243), that is one of Great Yarmouth's principal arterial roads linking the town centre to the A47. Retailers on Pasteur Road include **Lidl, B&M, Matalan** and **Hughes Electrical**. **Pasteur Retail Park, Tesco Extra** and **Gapton Hall Shopping Park** are all within close proximity.

### Description and Accommodation

This property is arranged over ground and mezzanine floors having the following approximate floor areas:

Ground Floor GIA	6,757 sq ft	627.7 sq m
Mezzanine GIA	2,559 sq ft	237.7 sq m

### Tenure

The property is available on a new full repairing and insuring lease, for a term to be agreed, subject to 5 yearly upward only rent reviews.

### Rent

**£72,500** per annum exclusive.

### Service Charge

A service charge is applicable to the unit. Further details are available upon request.

### Energy Performance Certificate (EPC)

The property has an Energy Performance rating of B (45). A full copy of the certificate is available upon request.

### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£76,500**. 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 856100) or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Legal Costs

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

### Plant and Equipment

None of the systems or equipment in the property have 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 the sole agent:

Roche Retail:

**Contact: Adrian Fennell**

Tel: 01603 756334

Email: [adrian.fennell@rochesurveyors.co.uk](mailto:adrian.fennell@rochesurveyors.co.uk)

**Please note the staff are unaware and therefore inspection is strictly by prior appointment.**

### SUBJECT TO CONTRACT

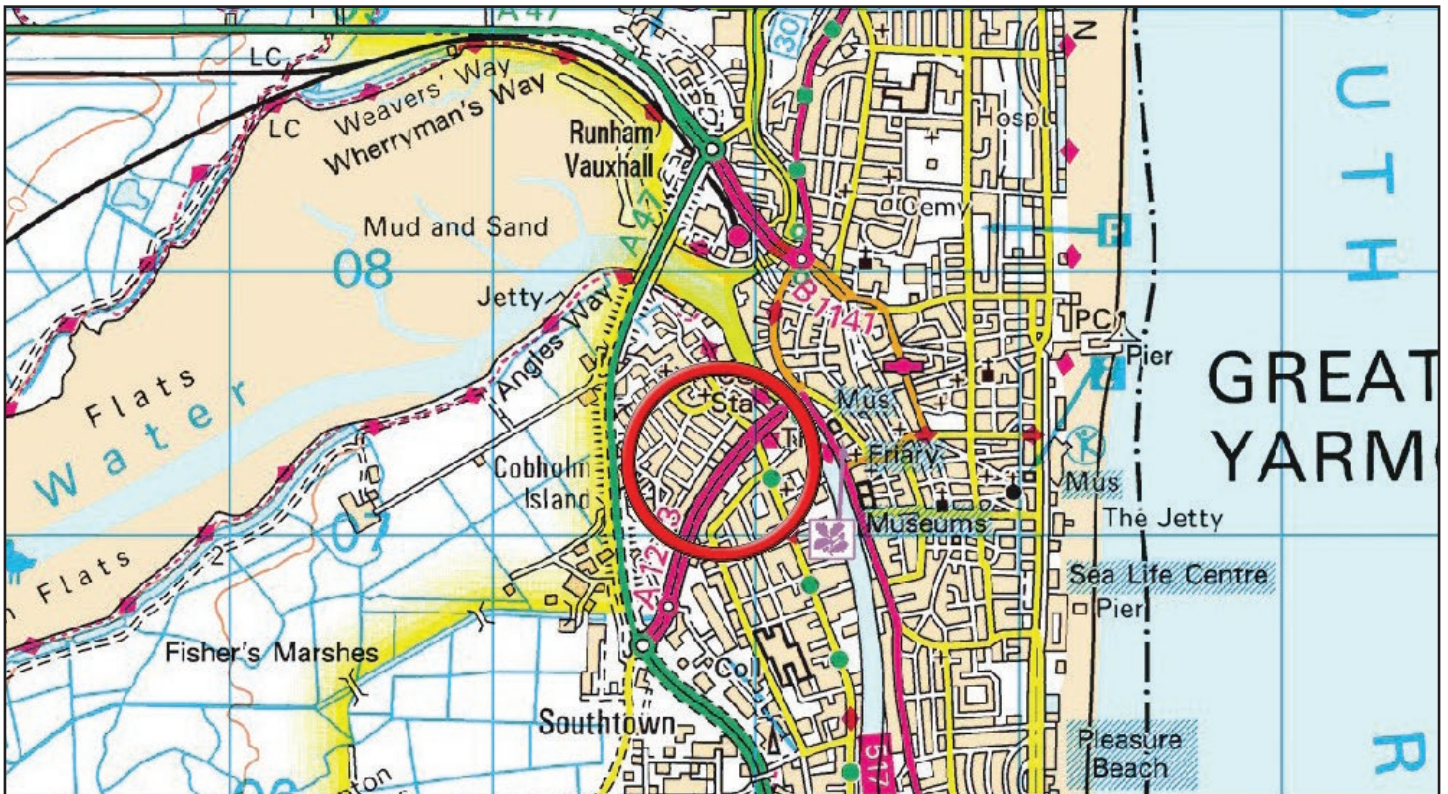
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions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

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# 01603 619876

[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)





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#### IMPORTANT NOTICE

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