

020 7491 0999

Douglas Stevens

Chartered Surveyors



GREAT YARMOUTH

UNIT 23

MARKET GATES SHOPPING CENTRE

PRIME SHOP TO LET

Location

Great Yarmouth has a resident population of 90,000 with a catchment population of 205,000 within a 90 minute drive time. Annual tourism numbers equate to 5 million which generates an annual spend of approximately £462 million. The town is also ranked as the third largest seaside destination in the UK.

Market Gates comprises a shopping centre of approximately 230,000 sq ft with a refurbished 500 space car park linking directly into the centre. The scheme is anchored by Debenhams, New Look, Wilkinson and Boots. Other retailers include Blue Inc, JD Sports, Game, Peacocks, Starbucks, Burger King and Store 21.

Description

The subject unit is located adjacent to Brighthouse and opposite Debenhams and New Look, plus the main thoroughfare to the multi-storey car park.

Accommodation

The unit provides the following approximate net internal floor:

Ground Floor Sales 132.85 sq m (1,430 sq ft)

Lease

The property is available by way of a new effectively full repairing and insuring lease for a term to be agreed subject to five yearly upward only rent reviews

Rental

£25,000 per annum exclusive.

Business Rates

We are verbally advised by the local rating authority that the property is yet to be assessed for business rates.

Interested parties are advised to make their own enquiries of Great Yarmouth Borough Council on 01493 856100.

Service Charge

The service charge for the current financial year is approximately £6,920 per annum plus insurance of £361 per annum.

Energy Performance Certificate

The property has an EPC rating of D (85).

Legal Costs

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

Viewing and Further Information

For further information or appointment to inspect the premises please contact joint agents:-

Richard Mills

Douglas Stevens & Company

020 7514 8203

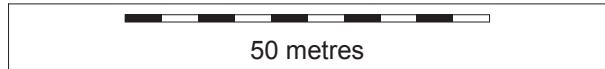
richard.mills@douglasstevens.co.uk

Or Joint Agent:

Adrian Fennel, Roche Retail

Telephone: 01603 756334

Email: adrian.fennel@rochesurveyors.co.uk



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