





TOWN CENTRE SHOP TO LET

GREAT YARMOUTH180 KING STREET, NR30 1LS

LOCATION

Great Yarmouth is a major coastal resort 20 miles east of Norwich and 55 miles north-east of lpswich.

The resident population of the Borough of 98,700 residents**, (predicted to reach 105,400 by 2021), is boosted by **5 million** annual visitor nights making Great Yarmouth one of the UK's top ten seaside resorts. ** Figures provided by Great Yarmouth Borough Council.

In addition to the vibrant tourist industry, Great Yarmouth is the base for much of the southern North Sea oil and gas support services.

The property occupies a busy pedestrianised trading location adjacent to **River Island** and **HSBC** within Great Yarmouth's prime retail area and is in close proximity to **H Samuel**, **Clarks**, **WH Smith**, **Greggs**, and **Costa**.

ACCOMMODATION

The property provides retail accommodation on ground and first floors and has the following approximate floor areas and dimensions:-

Internal Width 28 ft 0 in 8.54 m

Ground Floor:

Sales Area 2,694 sq ft 250.4 sq m

First Floor:

Store 1,333 sq ft 123.9 sq m

Second Floor:

Store 2,745 sq ft 255.1 sq m

TENURE

The property is being offered by way of a new 10 year full repairing and insuring lease, subject to a 5th year rent review, at £45,000 pax (plus VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £62,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through joint sole agents:

Francis Darrah Chartered Surveyors

 Contact:
 Carol Cooper

 Tel:
 01603 666630

 Email:
 carol@fdarrah.co.uk

Robert Alston Retail

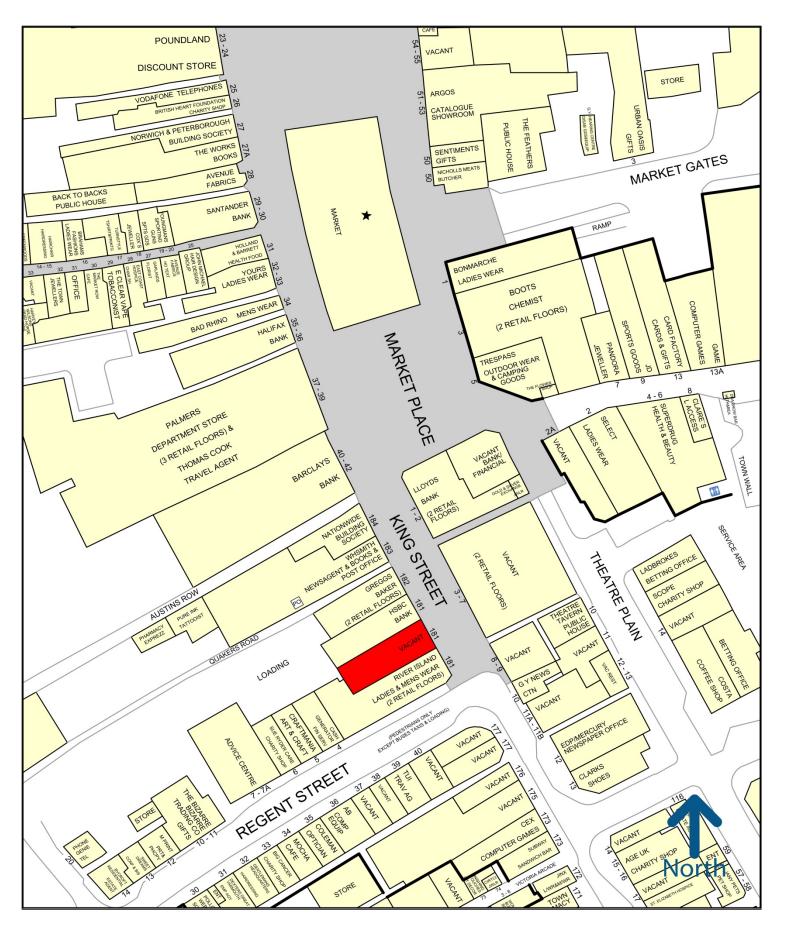
Contact: Robert Alston Tel: 07768 650 446

Email: <u>ra@robalstonretail.com</u>

SUBJECT TO CONTRACT

April 2019

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