



## TOWN CENTRE SHOP TO LET

### GREAT YARMOUTH 180 KING STREET, NR30 1LS

#### LOCATION

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

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
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#### Ground Floor:

Sales Area	2,694 sq ft	250.4 sq m
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#### First Floor:

Store	1,333 sq ft	123.9 sq m
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#### Second Floor:

Store	2,745 sq ft	255.1 sq m
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#### 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](mailto:carol@fdarrah.co.uk)

#### Robert Alston Retail

Contact: Robert Alston  
Tel: 07768 650 446  
Email: [ra@robalstonretail.com](mailto:ra@robalstonretail.com)

**SUBJECT TO CONTRACT**

April 2019

**Tel 01603 666630 E-mail: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**  
**2 Redwell St, Norwich, NR2 4SE [www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

RETAIL

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.