



# ROCHE

## Retail

## Great Yarmouth | NR30 2AX

### Unit 41, Market Gates Shopping Centre

# PRIME 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 £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.

#### Market Gates Shopping Centre

The Centre extends to 230,000 sq ft with direct access to the town's main car park of approximately 500 spaces. Major anchors within the scheme include **Debenhams, Wilkinsons, Boots, 99p Stores, Iceland** and **New Look**. The subject premises is located outside the Centre adjacent to Great Yarmouth's bus station and opposite **Iceland**.

#### Accommodation

The shop is arranged over ground floor only, having the following approximate net internal floor area:

Ground Floor Sales	1,022 sq ft	(94.9 sq m)
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#### Tenure

The shop is available by way of a new effectively full repairing and insuring lease for a term by agreement, subject to upward only rent reviews every fifth year.

#### Rent

**£9,500** per annum exclusive.

#### Service Charge

The service charge for the current year is **£1,178**.

#### Rates

According to the Valuation Office Agency website, we understand that the premises are currently assessed as follows:

Rateable value:	<b>£10,500</b>
Rates payable:	<b>£ 4,946</b> (2014/15)

We recommend that interested parties make their own enquiries to Great Yarmouth Borough Council (01493 856100) to verify the current rates payable and to establish the position in respect of any appeals and the inheritance of any transitional relief, which may reduce or increase the rating liability.

#### 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 has been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

#### Energy Performance Certificate

The property has an Energy Performance Rating of D (88). A full copy of the Certificate is available upon request.

#### Viewing

Strictly by appointment through joint letting agents:

Roche Retail:

**Contact: Adrian Fennell**

Tel: 01603 756334

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

Douglas Stevens:

**Contact: Richard Mills**

Tel: 020 7514 8203

Email: [richard.mills@douglasstevens.co.uk](mailto: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](http://www.commercialleasecode.co.uk)

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# 01603 619876

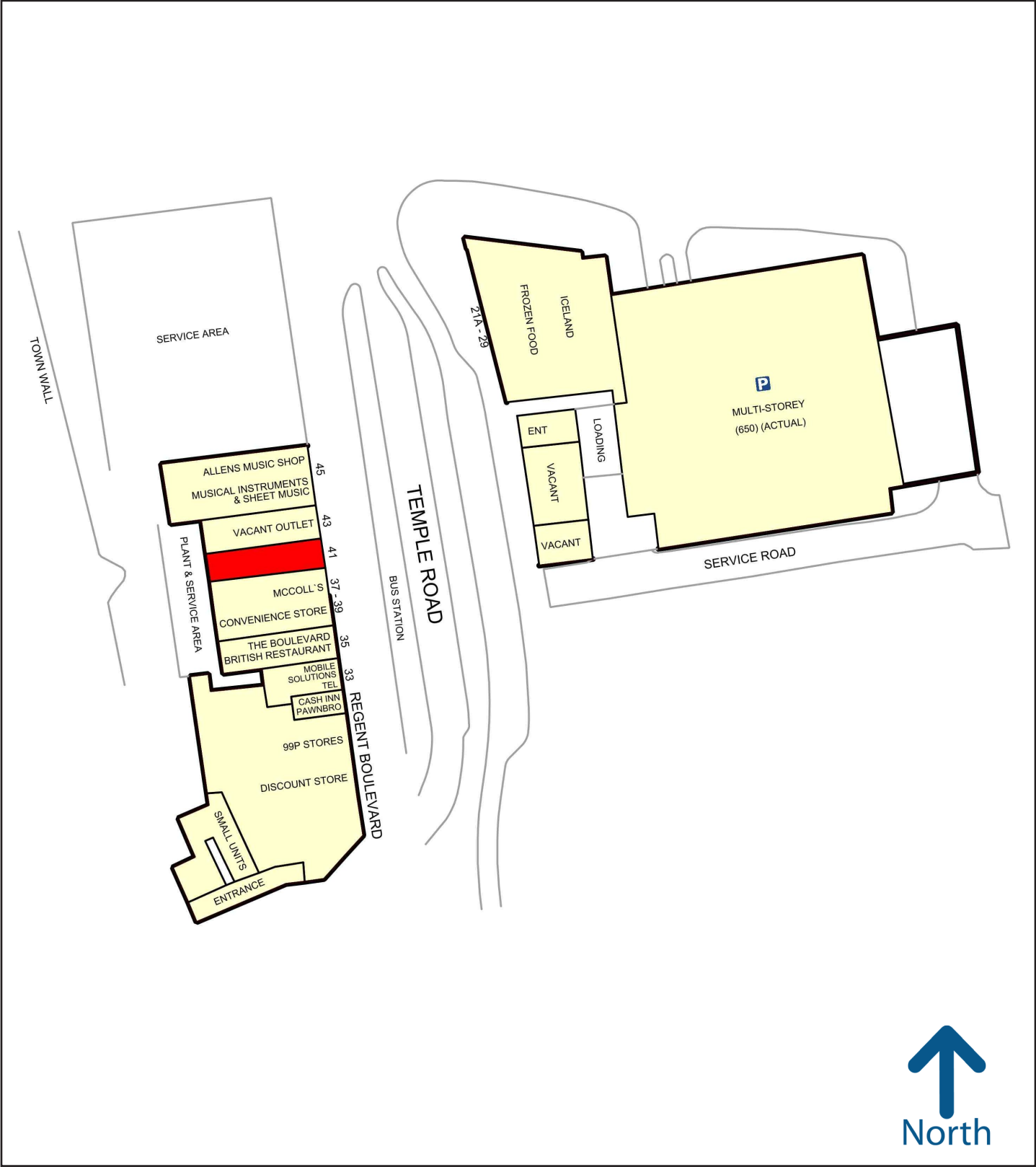
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

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