

New Lease Available :

Initial Rent : £10,000 per annum

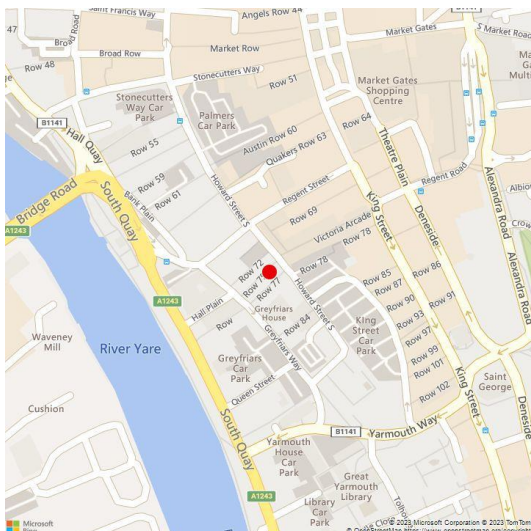
Units 2 & 3, Row 75, Howard Street South, Great Yarmouth, Norfolk NR30 2PU



Salon / Retail or Office Unit - To Let

- Town centre location
- 75.4 sq m / 811 sq ft
- Would suit alternative uses as retail or office
- Available December 2023

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Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A new deep water outer harbour is now completed and a third river crossing is currently under construction.

Located next to the west entrance of Victoria Arcade and close to Regent Street. Occupiers close by include The Great Yarmouth Borough Council and The NHS.

Description

Well located town centre unit most recently used as a salon although which can be used for retail or office. The property is doubled fronted and with a pair of security shutters. The accommodation comprises a front reception and front salon area, two treatment rooms to the rear, kitchenette and WC.

Accommodation

Salon / retail area	699 sq. ft	64.94 sq. m
Kitchenette	56 sq. ft	5.2 sq. m
Storage	56 sq. ft	5.2 sq. m
Total	811 Sq. Ft	75.34 Sq. M

Services

Mains water, electricity and drainage are connected to the property

Tenure

New lease on tenant's full repairing and insuring terms.

Terms

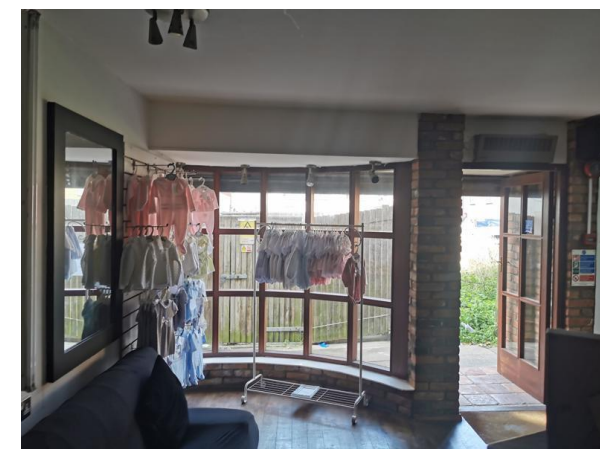
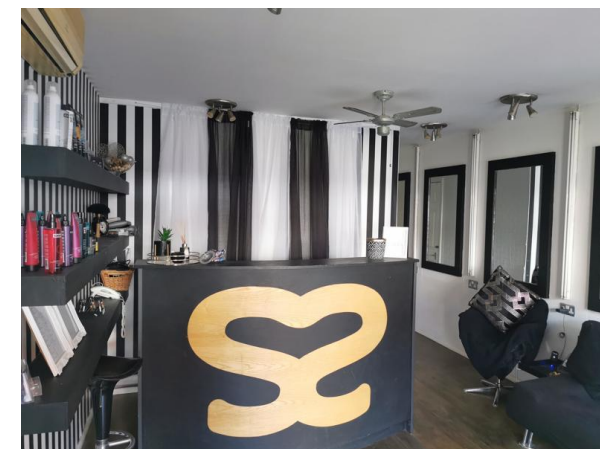
An initial rent of £10,000 per annum exclusive. The lease would be outside the Landlord & Tenant Act 1954.

Possession

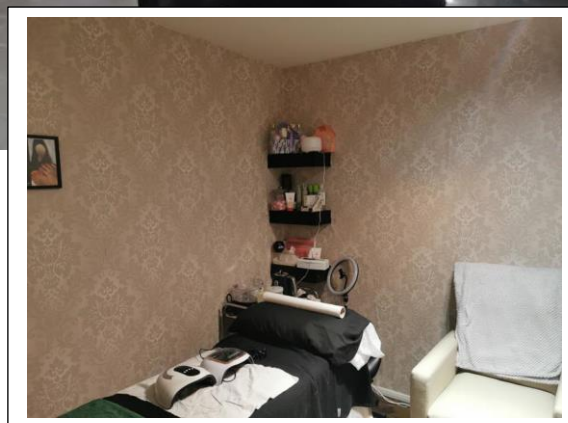
Vacant possession upon completion of a new lease.

Planning

Use E - retail / salon or office. Other uses might be suitable. Contact the agent for further information.



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Business Rates

The current Rateable Value is £6,700. An occupier maybe eligible for 100% business rates relief subject to successful application to Great Yarmouth Borough Council.

EPC

The Property has an Energy Performance Rating of "C" (Rating 51). The Certificate and Recommendation Report are available upon request.

VAT

VAT will not be applicable to the rent.

Legal Costs

A short form of the Law Society Lease will be used, which is low cost and quick. £350 plus VAT. A photographic schedule of condition will be required at £150 plus VAT.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective tenant will be required to provide proof of identity, address and funds to the letting agents.

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Agent Details

For further details please contact:

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.



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