



SHOP TO LET

GREAT YARMOUTH 14, Market Gates Shopping Centre

GREAT YARMOUTH

Great Yarmouth is currently undergoing a major transformation and is set to become a substantial force within East Anglia. Some of the key initiatives are:

- £45 million being spent on a new outer harbour, this will bring:
 - Roll-on/roll-off ferry service to Holland with 200,000 trucks per annum and 1000's of passengers
 - 1,000 new jobs and an extra 120,000 annual visitors
 - · An extra Scandinavian route envisaged
- 1st East Urban Generation Company, is a Government backed organisation, and one of only 21 in England. This gives it similar status to some of England's largest cities. The URC is tasked to regenerate 1,500 acres of land and 16 miles of waterfront.
- Receiving a share of £126 million given to 15 Local Authorities by the Local Enterprise Initiative.

MARKET GATES SHOPPING CENTRE

Planning permission has now been granted for a major extension of the Centre providing a further 55,000 sq ft of retail accommodation in 3 large stores and 9 retail units. The extension is due to be completed and ready for occupation by Christmas 2008 and will enhance the Centre as the prime retail destination in this rapidly improving town.

ACCOMMODATION

 Internal Width
 17 ft 9 ins
 (5.41 m)

 Shop Depth
 52 ft 9 ins
 (16.08 m)

 Ground Floor Sales
 852 sq ft
 (79.15 sq m)

 Basement
 357 sq ft
 (33.17 sq m)

LEASE TERMS

The premises are available on a new 10 year FRI lease, subject to an upwards only rent review at the fifth year.

RENT

£29,500 per annum exclusive

RATES

Rateable Value £14,500

Rates Payable £6,278.50 (2006/07)

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

SERVICE CHARGE

The service charge for the current year is £6,200.06.

LEGAL COSTS

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

PLANT & EQUIPMENT

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. However, prospective tenants may wish to make their own investigations.

VIEWINGS

Strictly by appointment through sole agents:

Roche Retail

Contact: Adrian Fennell 01603 619876
Email: adrian.fennell@rochesurveyors.co.uk

Or our Joint Agent: Kitchen La Frenais Morgan
Contact: Richard Russell 020 7317 3725

SUBJECT TO CONTRACT

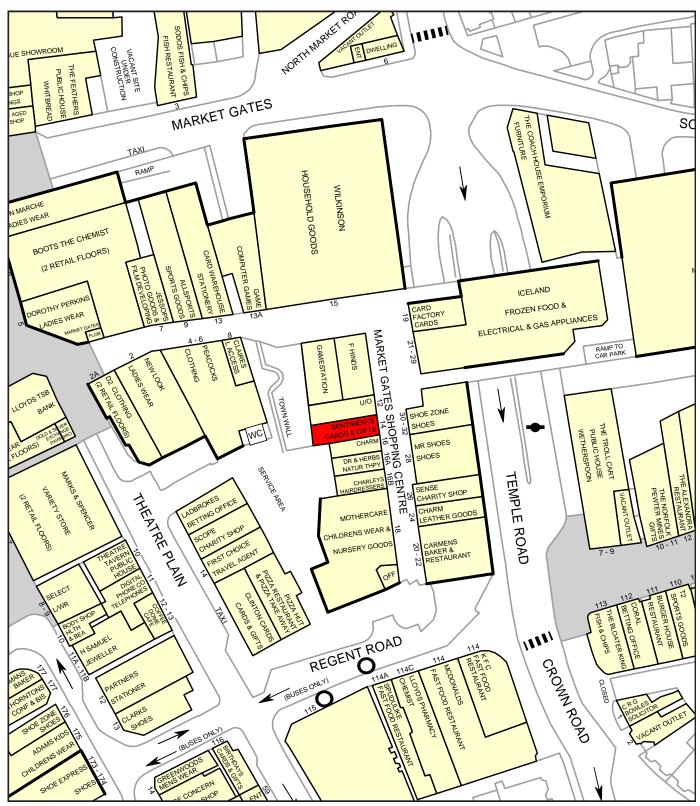
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecodeew.co.uk



01603 619876

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IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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 b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, on other details are given without responsibility and any intending purchasers

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