



# ROCHE

## Retail

## Great Yarmouth | NR30 2AX Unit 13A, Market Gates Shopping Centre

### PRIME SHOP TO LET (SUBJECT TO VACANT POSSESSION)

#### 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, Poundland, Iceland** and **New Look**.

#### Accommodation

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

Ground Floor Sales	1,900 sq ft	(176.5 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

On application.

#### Service Charge

The service charge for the current year (2018/2019) is £14,421 plus VAT.

#### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is £36,250. This is not the annual rates payable.

We recommend that interested parties make their own enquiries of Great Yarmouth Borough Council (01493 856100) 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 & 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 B (37). 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)

Jamieson Mills:

**Contact: Richard Mills**

Tel: 020 3746 6883

Email: [rjm@jamiesonmills.com](mailto:rjm@jamiesonmills.com)

#### SUBJECT TO CONTRACT

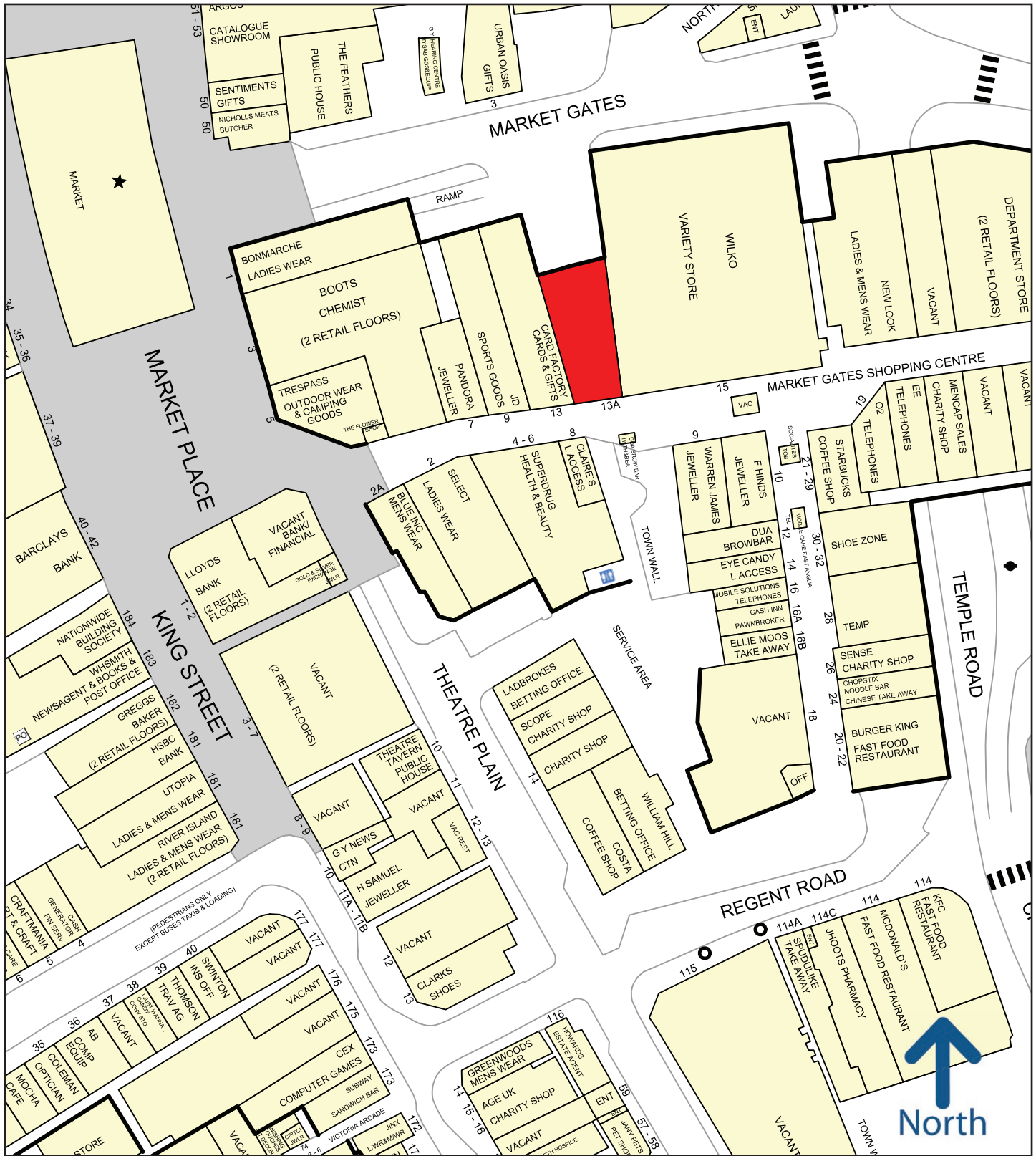
You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions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