



ROCHE

Retail

Great Yarmouth | NR30 2AX 5 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 £420 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 Yarmouth and Lowestoft Enterprise Zone.

Situation

The premises occupy a 100% prime position outside of the main entrance to Market Gates Shopping Centre fronting onto Market Place. **Boots** are immediately adjacent whilst retailers in close proximity include **Wilkinson, Debenhams, Marks & Spencer, JD Sports, WH Smith** etc. Market Gates Shopping Centre comprises approximately 78,000 sq ft and links to the town's principal 500 space multi storey car park.

Accommodation

The shop is arranged over ground and first floors having the following approximate net internal floor areas:

Ground Floor Sales	1,878 sq ft	174.47 sq m
First Floor (potential sales)	3,445 sq ft	320.05 sq m
Total:	5,323 sq ft	494.52 sq m

Tenure

The premises are available by way of a new effectively full repairing and insuring lease for a term of 10 years subject to an upward only rent review at the end of the fifth year.

Rent

£90,000 per annum exclusive.

Service Charge

The service charge for the year 2011/2012 is **£5,758.21** exclusive of VAT.

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.

Rates

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

Rateable value:	£101,000	
Rates payable:	£43,733.00	(2011/12)

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 & Equipment

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

Energy Performance Certificate

A copy of the Energy Performance Certificate is available upon request.

Viewing

Strictly by appointment through joint agents:
Roche Retail

Contact: Adrian Fennell

Tel: 01603 756334

Email: adrian.fennell@rochesurveyors.co.uk

Or our joint agents:

Douglas Stevens

Contact: Richard Mills

Tel: 020 7514 8203 (DD)

Email: richard.mills@douglasstevens.co.uk

Retail

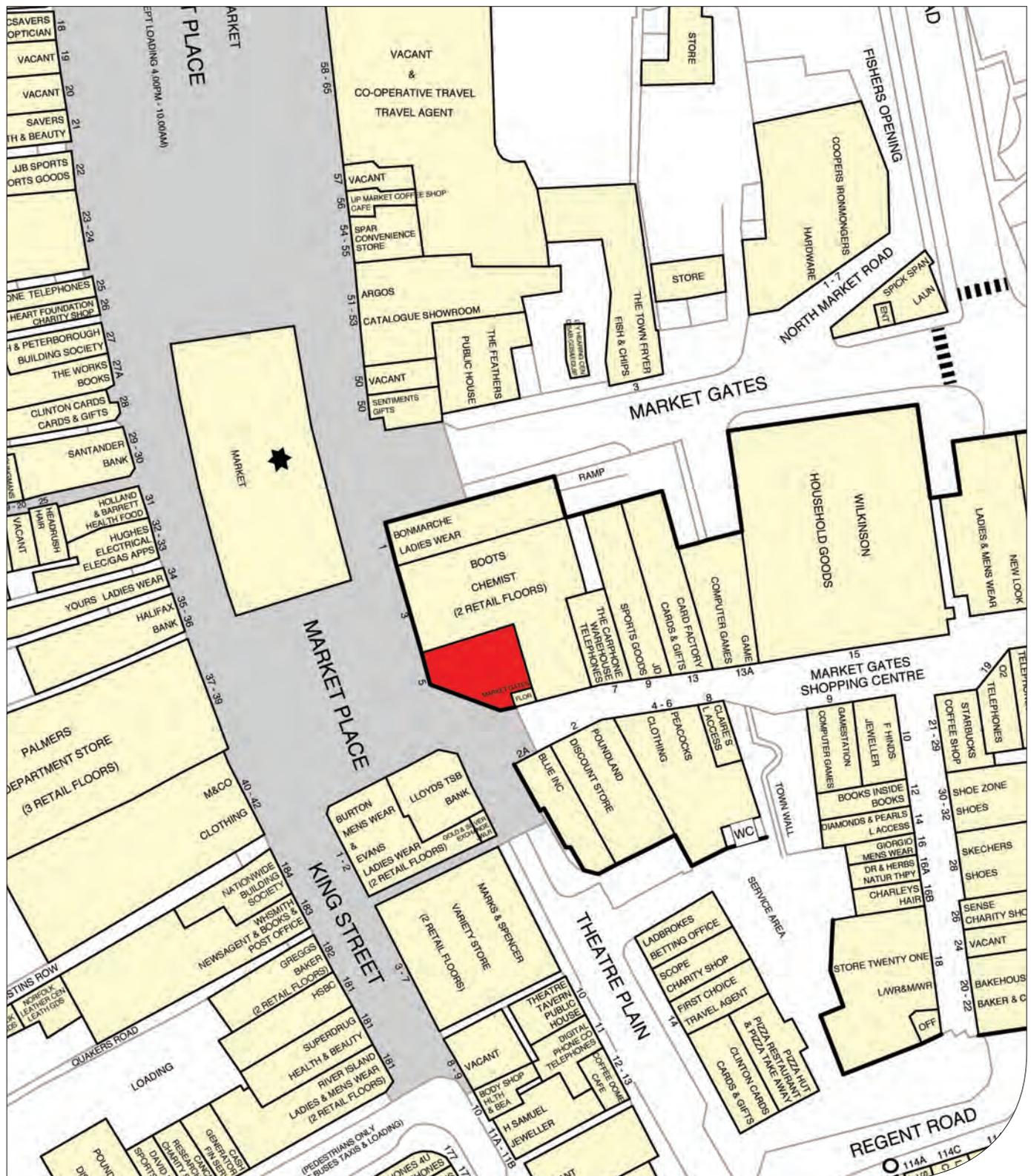
01603 619876

www.rochesurveyors.co.uk

Great Yarmouth | NR30 2AX

5 Market Gates Shopping Centre

Roche 2/11/2009



Experian Goad Digital Plans include mapping data licensed from Ordnance Survey with the permission of the Controller of Her Majesty's Stationery Office. ©Crown Copyright and Experian Copyright. All rights reserved. Licence number PU 100017316

IMPORTANT NOTICE

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

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference 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.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property.