



UNIT B MARKET GATES, GREAT YARMOUTH

TO LET: NEW LEASE AVAILABLE. ADDITIONAL SPACE POTENTIALLY AVAILABLE

ON THE INSTRUCTIONS OF PRADERA UK LTD

LOCATION

Market Gates Shopping Centre is the principal shopping destination located in the centre of Great Yarmouth. The scheme comprises 230,000 sqft of retail space, a refurbished 500 space car park and is anchored by Boots and Debenhams.

Great Yarmouth is located 20 miles east of Norwich and by annual spend is the 3rd largest seaside destination in the UK.

DESCRIPTION

The unit is located on the main mall adjacent to New Look and Debenhams and close to Everything Everywhere, O2 and Starbucks.

ACCOMMODATION

The unit provides the following approximate dimensions and net floor areas:

Ground Floor Sales: 243.40 sq m 2,620 sq ft

TENURE

The unit is made available by way of a new 10 year lease subject to 5 yearly upward only rent reviews for a term to be agreed. The lease will be drawn on a full repairing and insuring basis subject to a service charge provision.

RENT

£57,500 pax.

EPC

Available on request.

RATES

We have been advised that the unit has been assessed for rating purposes as follows:

Rateable Value 2010	£TBC
UBR 2012/2013:	45.8 p
Rates Payable:	£TBC

Interested parties are advised to make their own enquiries with the Local Authority.

COSTS

Each party is to be responsible for their own legal costs.

SERVICE CHARGE

The annual Service Charge budget for 2012/13 is £12,326.71.

CODE OF PRACTICE

The Landlord accepts the principles of the Code of Practice for Commercial Leases in England and Wales. Alternative lease terms are available on request.

A copy of the Code can be obtained from the Royal Institution of Chartered Surveyors, 12 Great George Street, Parliament Square, London SW1P 3AD, Tel: 020 7695 1535, Fax: 020 7334 3795.

VAT

References to price, premium or rent are deemed to be exclusive of value added tax unless expressly stated otherwise and any offer received will be deemed to be exclusive of VAT.

VIEWING/FURTHER INFORMATION

For further information or arrangements to inspect at short notice contact:

Charles Jacks
charlesj@lunson-mitchenall.co.uk

Hayley Gisborne
hayleyg@lunson-mitchenall.co.uk

Adrian Fennell
Roche Surveyors
Tel: 01603 756334

Subject To Contract January 2013

020 7478 4950

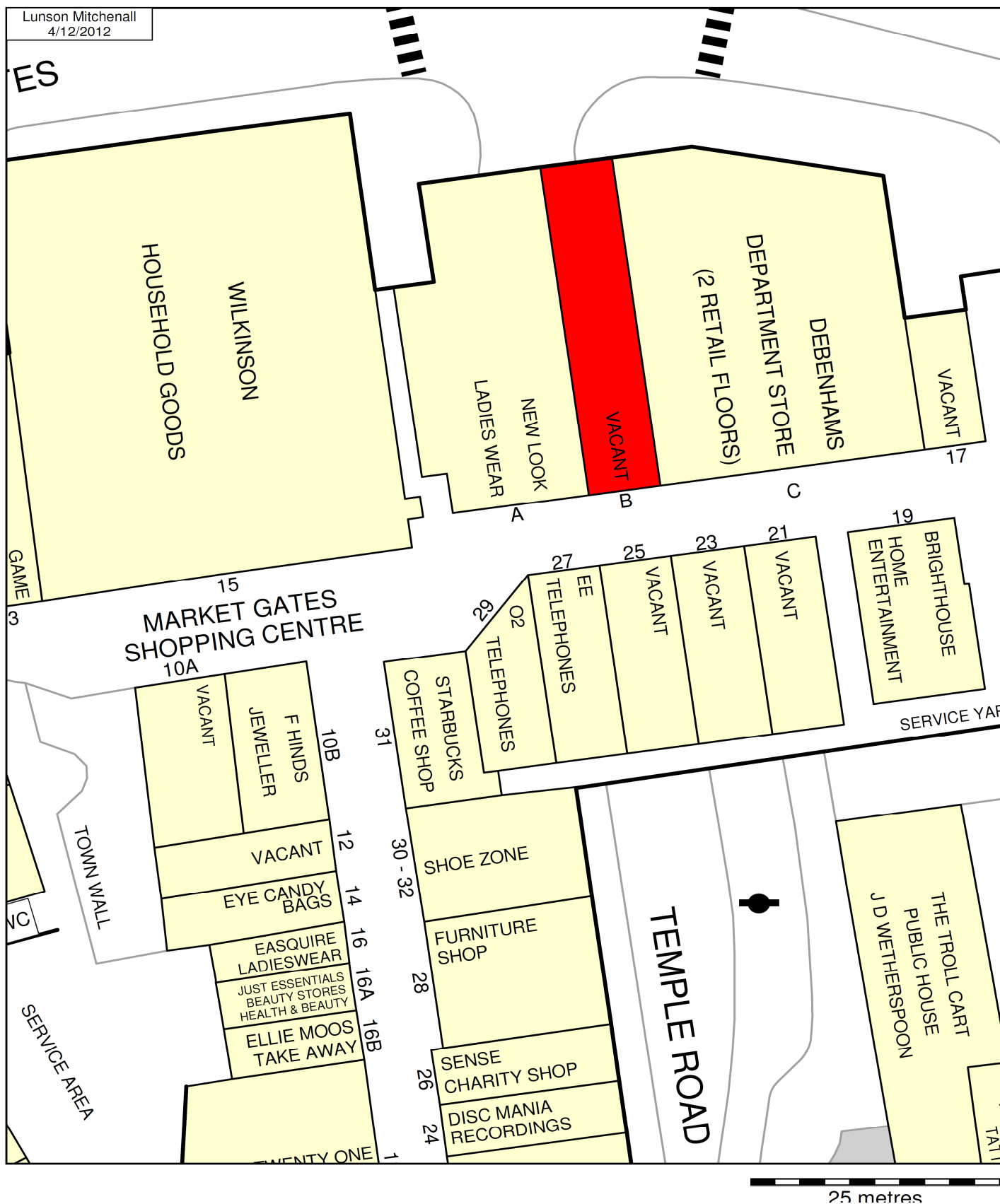
WWW.LUNSON-MITCHENALL.CO.UK

UNIT B MARKET GATES SHOPPING CENTRE

LUNSONMITCHENALL



Great Yarmouth



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