



UNIT 12 MARKET GATES, GREAT YARMOUTH

TO LET: NEW LEASE 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 in the centre of the scheme adjacent to F Hinds jewelers and close to Starbucks, Shoezone and Wilknsons.

ACCOMMODATION

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

Ground Floor Sales:	81.94 sq m	882 sq ft
Ground Floor Anc:	59.18 sq m	637 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

£19,000 pax.

EPC

Available on request.

RATES

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

Rateable Value 2010	£21,500
UBR 2012/2013:	45.8 p
Rates Payable:	£9,847

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 £6,467.47

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

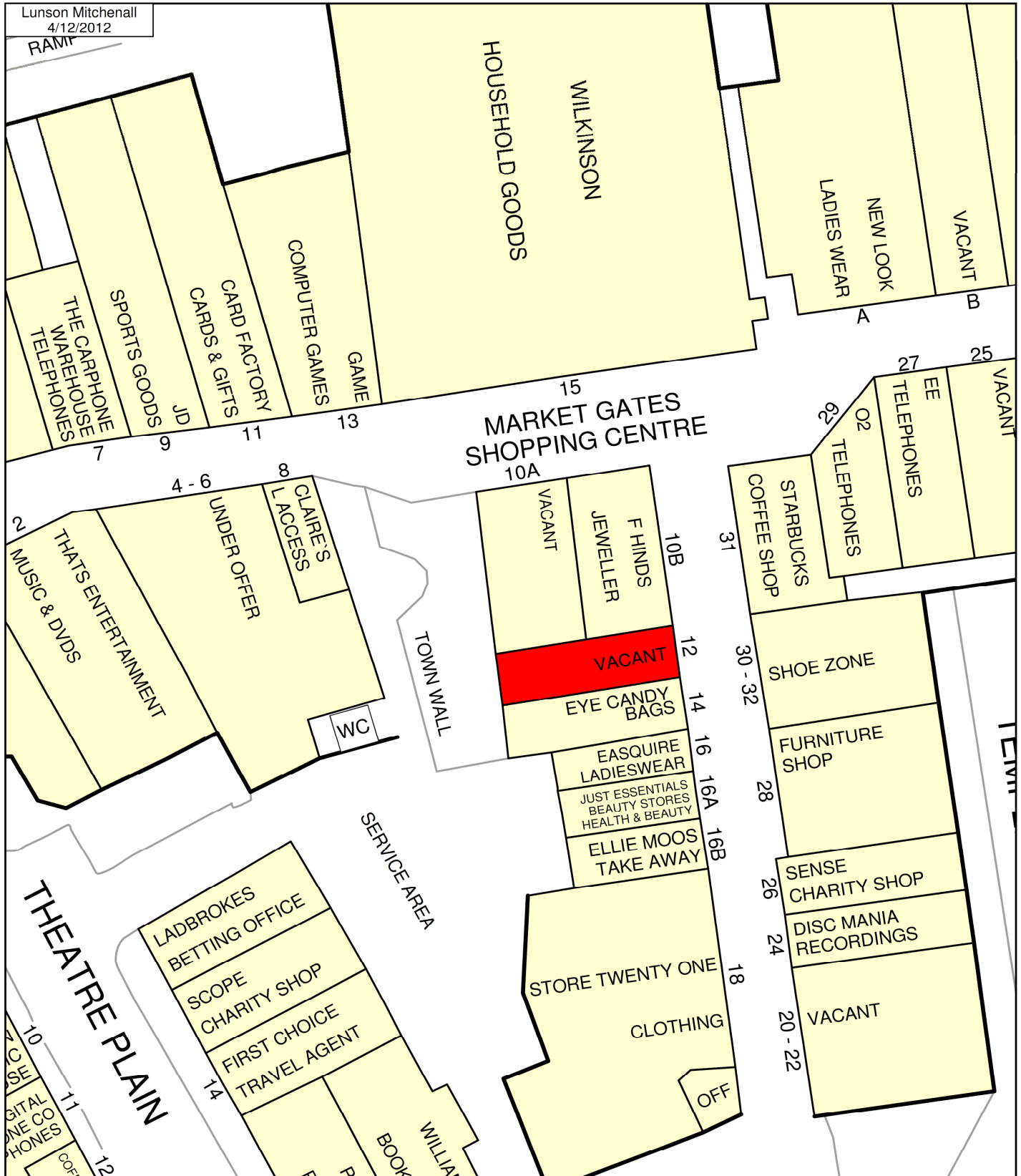
For further information or arrangements to inspect at short notice contact:

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



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationary Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hartfield, Hertfordshire AL9-5BJ. Tel: 01707 636901 Fax: 01707 636907.

IMPORTANT

Lunson Mitchenall Ltd. give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract; (ii) all descriptions, references to condition and necessary permissions for use and occupation, and other details are given in good faith and are believed to be correct but any intending purchasers or tenants should not rely on these as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each item; (iii) no person in the employment of Lunson Mitchenall Ltd has any authority to make or give any representation or warranty whatever in relation to this property.