

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**25 REGENT STREET  
GREAT YARMOUTH  
NORFOLK  
NR30 1RL**

- Town centre retail or office unit
  - 94sq.m. (1,011 sq.ft.)
  - Recently refurbished

**TO LET**

t: 07805 713081

e: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)



### LOCATION

The property is located on Regent Street within Great Yarmouth town centre, close to the Town Hall offices of Great Yarmouth Borough Council.

Occupiers in Regent Street include travel agent, estate agent, coffee shops, hair salons and other retail outlets.

### DESCRIPTION

The property comprises a large open plan area together with associated rear staff room, kitchen and wc facilities.

It was most recently used as the offices for UKIP and would suit either an office or retail use.

### ACCOMMODATION

All measurements are stated on an approximate net internal floor area basis.

	<i>sq.m.</i>	<i>(sq.ft)</i>
Office/sales area:	80.0	(861)
Staff room/store:	8.6	(92)
Kitchen:	5.4	(58)
<b>Total</b>	<b>94.0</b>	<b>(1,011) plus staff wc</b>

### SERVICES

Mains water, drainage, electricity and gas supplies are connected, and the property has gas fired central heating.

### EPC

Band C.

### TENURE

The property is available by new lease agreement.

### TERMS

Rent: £9,900 per annum

Subject to Contract

### BUSINESS RATES

RV £4,850

Those entitled to small business rates relief could receive full business rates exemption for this unit under current rating policy.

### LEGAL FEES

Each party to bear their own legal fees.

### VIEWING

If you wish to view the property or require any further information from Wiseman Commercial please use one of the following options:

Telephone or text: 07805 713081

E-mail: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

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