

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**34 REGENT STREET
GREAT YARMOUTH
NORFOLK
NR30 1RR**

- Town centre café outlet (with A3 consent)
- 59 sq.m. (630 sq.ft.) plus customer wc.
 - Alternative retail use possible.

TO LET

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LOCATION

The property is located on Regent Street within Great Yarmouth town centre and has traded as a café & coffee house since circa 2008.

The previous occupiers, Mocha, are re-locating to the neighbouring unit for expansion reasons.

Other units in Regent Street include Tui travel agent, several hair salons, and a mix of niche retail outlets (confectioner, print shop, photographer, crafts).

In nearby King Street occupiers include HSBC, Lloyds, Greggs, and WH Smith / Post Office, with Sports Direct having recently purchased the former Marks and Spencer unit.

DESCRIPTION

The unit layout is configured as follows:

- Front seating area for circa 20 covers and a sales counter.
- Partitioned rear kitchen/preparation room.
- Staff / customer wc facility.
- Basement area for possible storage use.

SERVICES

Mains water, drainage and electricity supplies are connected.

EPC

Band D

TENURE

The property is available by new lease agreement for a minimum 3-year term.

TERMS

Rent: £8,000 per annum, payable quarterly in advance.

Subject to Contract

BUSINESS RATES

RV £6,600

Those entitled to small business rates relief would 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

Website: www.wisemancommercial.co.uk

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