

76A Southtown Road  
Great Yarmouth  
Norfolk NR31 0JR

OAK OUTLET

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- BEDS
- SOFAS
- BEDROOM
- DINING

**FOR SALE OR TO LET**

## LOCATION

Great Yarmouth is a substantial Norfolk coastal town with Harbour and Port facilities, a wealth of industrial supply activities, plus traditional leisure related tourist appeal.

The property is located on Southtown Road with nearby access connections to the A12, A47 and town centre.

## DESCRIPTION

The property comprises a substantial and very well-presented retail furniture outlet on a total site area of circa 1.00 acre.

Owned and occupied since 2003, the building comprises:

- Steel frame with coated metal cladding to roof and elevations.
- Feature customer entrance, secondary entrance, and loading door.
- Primarily open plan ground floor retail area.
- Ground floor staff amenities and customer wc, storage area.
- Large retail mezzanine with lift, 2 staircases, fire escape staircase.
- First floor pair of offices.
- Gas-fired warm air heating throughout
- Emergency lighting / fire alarm systems.
- CCTV and security alarm systems.
- Fully secure floodlit tarmacadam parking for 45 vehicles

## ACCOMMODATION

The building layout and internal floor areas are as follows:

Ground floor	sq.m.	sq.ft.
Main retail area	1181	
Kitchen/wcs	29	
Fire escape stairwell	31	
Storage bay	138	
<b>Sub-total</b>	<b>1379</b>	<b>(14,838)</b>

Two feature staircases, lift, and fire escape staircase link to:

Mezzanine floor	sq.m.	sq.ft.
Retail area	749	
Pair of offices	41	
Fire escape stairwell	31	
<b>Sub-total</b>	<b>821</b>	<b>(8,834)</b>



The total floor area is accordingly circa 2200sq.m. (or 23,672sq.ft.).

The car park has current bay-marked provision for 45 vehicles plus circulation.

## SERVICES

Mains water, drainage, gas and 3 phase electricity are connected.

There are gas-fired Reznor warm heaters throughout the retail areas and a gas-fired central heating and hot water system to the office/kitchen/wc areas.

The building has integrated fire alarm and emergency lighting, plus CCTV and security alarm systems.

## ENERGY PERFORMANCE CERTIFICATE

The property was assessed at Band B in July 2019 indicating excellent energy efficiency.

## BUSINESS RATES

Retail warehouse and premises: RV £94,000

## PLANNING & USE

The property currently operates as a retail furniture warehouse under planning consent granted in 2008.

In March 2020 planning consent was obtained but not implemented for Class D1 use as a Training and Day Care Centre.

The property may be suitable for a variety of alternative retail, trade counter or other uses (subject to planning consent).

## TENURE

The freehold interest in this property is offered for sale with full vacant possession at a guide price of £1,200,000 (subject to contract).

Alternatively, the owner would offer a lease of minimum 5-year term, at a guide rent of £95,000 per annum (circa £4.00 per sq.ft. per annum).





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## **INFORMATION & VIEWING**

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