

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**GROUND FLOOR, 15 HALL QUAY
GREAT YARMOUTH
NR30 1HL**

- THE ULTIMATE 'BLANK CANVAS' (3,432 sq.ft.)
- PROMINENT & WELL-LOCATED BUILDING
- SUITABLE FOR OFFICE / SHOP / LEISURE / CAFÉ
RESTAURANT

NEW LEASE AVAILABLE

t: 07805 713081

e: gary@wisemancommercial.co.uk

LOCATION

15 Hall Quay is a prominent and attractive three storey former bank premises overlooking the River Yare at the foot of the Haven Bridge. It is highly visible to large volumes of passing traffic and is within a short walk of the Town Centre and Market Place.

DESCRIPTION

The building has been the subject of a mixed-use conversion project during 2020.

The first and second floor areas of the building are configured as high-quality residential apartments, whilst the high-ceiling former banking hall on the ground floor is now offered to let for commercial use.

This self-contained unit offers a large 'blank canvas' ready for an ongoing business to fit out as required.

The new Class E 'Commercial' Use Class enables scope for possible alternative uses: -

- Financial and professional services
- Shop
- Café or restaurant
- Office
- Gym or indoor recreation
- Day nursery, clinic, etc

ACCOMMODATION

Description	sq.m.	sq.ft.
Primary floor area	299	(3,219)
Raised rear area	20	(213)
Total	319	(3,432)

plus wcs

SERVICES

Mains water, drainage and a metered electricity supply will be provided by the landlord.

TENURE

A lease of the ground floor only is available on tenant's internal repairing and insuring terms for a term to be agreed.

RENT

£20,000 per annum, payable quarterly in advance.

EPC

Band E.

BUSINESS RATES

A new Rateable Value assessment will be applied to this ground floor unit by the District Valuer prior to occupation.

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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