

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**3 BROAD ROW
GREAT YARMOUTH
NORFOLK NR30 1HT**

- GROUND FLOOR RETAIL UNIT
- RETAIL SALES AREA - 730 sq.ft
- STOCK ROOM – 211 sq.ft. plus CAR PARKING SPACE

TO LET



LOCATION

The unit is situated within Broad Row, an area of salons, retail units and cafes.

Free short-term car parking is readily available on nearby Hall Quay, whilst 'Pay and Display' parking at George Street Car Park is refundable for shoppers.

DESCRIPTION

The unit provides a clean well-decorated open plan retail area, separate stock room and wc facilities, all at ground floor level.

A parking space is included to the rear of the unit for easy goods delivery into the stock room.

ACCOMMODATION

- Net internal width – 5.72 m at shopfront
- Shop depth – 14.44m
- Sales area: 67.9 sq. m. (730 sq. ft.)
- Stock room: 19.6 sq. m. (211 sq. ft.)

LEASE TERMS

The property is available at a rent of £500 per calendar month (£6,000 pa) for a 3-year term.

ENERGY PERFORMANCE CERTIFICATE

Band C

BUSINESS RATES

This unit is assessed as RV £2,700

Since April 2017 full business rate relief has been available to small businesses occupying single premises with a Rateable Value of RV £12,000 or less.

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

Casparcom Limited trading as Wiseman Commercial, give notice as agents for this property, for themselves and for their clients that:

1. They have no authority to make or give any representations or warranties in relation to the property. These brochure particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.

2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not intended to be comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities included with the property. Purchasers or lessees must accordingly satisfy themselves by inspection or otherwise as required.