

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

t: 07805 713081

e: gary@wisemancommercial.co.uk



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

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