

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



52-53 MARKET PLACE GREAT YARMOUTH NORFOLK NR30 1NU

- WELL-LOCATED TOWN CENTRE COMMERCIAL UNIT
- ADJACENT TO MARKET RE-DEVELOPMENT SCHEME
 - FLOOR AREA IN EXCESS OF 9,000 sq.ft.
 - RETAIL or ALTERNATIVE USES (subject to planning)

NEW LEASE AVAILABLE

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LOCATION

The unit was previously let to Argos (2002-2021 inclusive) and is well positioned within Great Yarmouth Market Place. It is prominently located close to the Market Re-development Project.

DESCRIPTION

The unit comprises a substantial two storey retail outlet of brick construction with fully glazed shopfront, main entrance and security roller shutter accessed from Market Place.

The ground floor layout is primarily open plan, with a single staff office within the rear section. There is a goods lift to the first floor accessed from a rear delivery forecourt and loading bay.

The first floor comprises open plan stores, staff and wc facilities.

The unit is offered to let from November 2021 in 'shell condition' ready for tenant fit out.

ACCOMMODATION

Floor areas	sq.m.	(sq.ft.)
Ground floor	417	(4,487)
First floor	377	(4,056)
Second floor ancillary	49	(527)
Total	843	(9,070)

External

To the rear of the unit there is delivery forecourt and loading bay.

SERVICES

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

ENERGY PERFORMANCE CERTIFICATE

The property has a Band C assessment, valid until 5th February 2028.

TENURE

A new lease is available on tenants full repairing and insuring terms for a minimum 5-year term.

TERMS

Rent: £45,000 per annum, payable quarterly in advance.
Subject to Contract

BUSINESS RATES

The future rateable value of unit 52-53 is yet to be determined, involving a rating split from 51 Market Place. In our opinion it is likely to be in the region of RV £45,000.

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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