

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



51 MARKET PLACE GREAT YARMOUTH NORFOLK NR30 1NU

- WELL-LOCATED TOWN CENTRE RETAIL UNIT
- ADJACENT TO MARKET RE-DEVELOPMENT SCHEME
 - GROUND FLOOR – circa 1120 sq.ft.
 - FIRST FLOOR STORE – circa 754 sq.ft.

NEW LEASE AVAILABLE

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LOCATION

The property is part of a former Argos store within Great Yarmouth Market Place and is prominently located close to the Borough Council's ongoing Market Re-development Project.

In December 2020 Great Yarmouth was provisionally awarded circa £13.7 million of central government funding as one of 70 locations to benefit from the 'Future High Streets Fund', a national scheme to renew and reshape town centres. Further details of projects in and around the Market Place should evolve during 2021.

DESCRIPTION

The property will provide a ground floor retail area, first floor stores, and staff amenities all in refurbished 'shell condition' ready for tenant fit out.

Access is direct from the Market Place frontage and the unit has an attractive fully glazed shopfront, scope for signage above, and a solid brick façade to first floor.

The adjoining property, 52-53 Market Place, is being marketed in parallel, having also been vacated by Argos.

ACCOMMODATION

	<i>sq.m.</i>	<i>(sq.ft.)</i>
Ground floor		
Retail area	104.0	(1,120)
First floor		
Store and ancillary	70.0	(754)
Total floor area	174.0	(1,874)

External

To the rear of the unit there is provision for a single car parking space on a forecourt shared with 52/53 Market Place.

SERVICES

Mains water, drainage 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 3-year term.

TERMS

Rent: £15,000 per annum, payable quarterly in advance.

Subject to Contract

BUSINESS RATES

A split in rateable values will be implemented upon physical separation of Unit 51 from 52-53.

The estimated rateable value of unit 51 is circa RV £15,000.

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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