

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**8-10 BROAD ROW
GREAT YARMOUTH
NORFOLK
NR30 1HT**

- GROUND FLOOR UNIT (370 sq.m.) with PARKING
- SUITABLE FOR RETAIL/ OFFICE or OTHER USES (STP)
 - COMPETITIVE RENT & BUSINESS RATES

TO LET

t: 07805 713081

e: gary@wisemancommercial.co.uk

LOCATION

The property is located within Broad Row, just off Hall Quay, within easy reach of the Market Place, Town Hall, Bus Terminus and Railway Station.

DESCRIPTION

The unit offers a largely open plan 'blank canvas' for configuring and re-fitting for either retail, office, or training room/ charitable uses.

Features include:

- An attractive 14m wide display shopfront
- Internal width circa 14m, shop depth circa 26m
- Easy access from Broad Row
- Kitchenette and wc
- Suspended ceiling / integral lighting
- 2 car spaces to rear

ACCOMMODATION

Ground floor	<i>sq.m.</i>	<i>(sq.ft.)</i>
Open plan area	288	3099
Raised rear area	70	753
Storeroom	12	130
Total:	370	3,981

Rear lobby, kitchenette and single wc.

SERVICES

Mains water, drainage and electricity supplies are connected.

EPC

Band C

TERMS

The property is available to let at a rent of £18,000 per annum, for a minimum 3-year term.

BUSINESS RATES

A rateable value of RV£8,900 qualifies the unit for small business rates relief under current business rates policy.

VIEWING

If you wish to view the property or require any further information, 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.