

# 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)

**TO LET (OR MAY SELL)**

t: 07805 713081

e: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)



### LOCATION

The unit was previously let to Argos and is well positioned within Great Yarmouth Market Place.

It is prominently located adjacent to the Market Place Re-development Project, where Phase I opened in May 2022 and Phase II will commence in the Autumn.

### 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 area is currently partitioned between a front retail showroom and rear stores area but would revert to a fully open plan retail layout.

There is a goods lift to the first floor, accessed from a rear delivery forecourt and loading bay. This first floor comprises open plan stores, staff room and wc facilities.

### ACCOMMODATION

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

### 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.

### TERMS

TO LET on a tenants full repairing and insuring lease, of minimum 5-year term, at a rent of £45,000 per annum plus VAT.

Alternatively, the owners would be prepared to sell the freehold interest, subject to discussion through the agents.

Subject to Contract

### BUSINESS RATES

The rateable value of unit 52-53 is yet to be determined, involving a required rating split from 51 Market Place.

Ask agent for details.

### 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](mailto:gary@wisemancommercial.co.uk)

Website: [www.wisemancommercial.co.uk](http://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.