

# Freehold Retail Investment Opportunity



**51 Market Place  
Great Yarmouth  
Norfolk NR30 1NU**



## KEY FEATURES

- Located in the pedestrianised Market Place of Great Yarmouth.
- Ground floor and first floor retail unit, let to Toy Box, on a 3-year lease from April 2023 at a rent of £15,000 per annum.
- Two rooms at rear first floor level are let to E Lacon and Sons Ltd, by 99-year lease to December 2064, at a peppercorn rent. These rooms are part of the manager's accommodation of the Feathers Public House, being separately accessed from within that establishment.
- The Toy Box retail unit comprises circa 174sq.m. (1,874sq.ft.) and was fully refurbished in 2023 to include new electricity meter, distribution board, LED lighting, flooring and wc facilities.
- EPC (Band C) until February 2028.
- RV£11,000 (April 2023) qualifies for full business rate relief.

## TENURE

Freehold (subject to the two existing occupational leases)

## PRICE

£175,000

Subject to Contract



**WISEMAN  
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## INFORMATION & VIEWING

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