

# 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 RENTAL and FULL BUSINESS RATES RELIEF

**TO LET**

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### LOCATION

The unit is located within Broad Row which connects to Market Row and Stonecutters Way. Neighbouring units include food stores, dog grooming parlour, off-licence, cycle shop, beauty salon, hairdresser and tattoo studio. Street parking is available on nearby Hall Quay and there are 'pay and display' car parks on neighbouring George Street and Howard Street South.

### DESCRIPTION

The unit provides a substantial open plan 'blank canvas' unit suitable for retail, food & drink, office or community uses.

The front sales area is supported by a storeroom, kitchenette and wc.

#### Features include:

- An attractive 14m wide display frontage
- Internal width 14m x shop depth 26m
- Suspended ceiling with integral lighting
- Delivery access from George Street
- 2 car parking spaces to rear

Previous uses have been as an Afro-Caribbean food store, furniture showroom, and antiques emporium.

### ACCOMMODATION

	sq. m.	(sq. ft.)
Open plan sales area	288	3,099
Raised rear delivery area	70	753
Staff or storeroom	12	130
<b>Total</b>	<b>370</b>	<b>3,981</b>

plus, lobby to small kitchenette and wc.

### SERVICES

Mains water, drainage and electricity supplies are connected.

### ENERGY PERFORMANCE CERTIFICATE

Band C (valid to 2032)

### LEASE TERMS

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

### BUSINESS RATES

RV £11,000 (April 2026 list)

NB. Full business rate relief is available to small businesses occupying single premises with a Rateable Value of RV £12,000 or less.

### INFORMATION & 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)

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