

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**51 MARKET PLACE
GREAT YARMOUTH
NORFOLK
NR30 1NU**

- TWO STOREY RETAIL PROPERTY
 - REFURBISHED in 2023
- CURRENT RENTAL INCOME of £15,000 per annum

FREEHOLD INVESTMENT OPPORTUNITY

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LOCATION

The property is located fronting the east side of the recently re-developed Great Yarmouth Market Place.

DESCRIPTION

The property has a retail use, was refurbished in 2023, and is currently let to Toybox, specialising in the sale of toys and Lego.

The ground floor provides a sales area plus rear stock room and staff wcs.

The first floor provides a further sales area, plus stock room / staff kitchen.

The property has car parking rights for 2 vehicles on a delivery area immediately to the rear.

A separately accessed small section of the first floor of the property forms part of the adjoining Feathers Public House (see below).

ACCOMMODATION

| | | |
|---------------|-----------------------|-------------------------|
| Toybox | <i>sq.m. (sq.ft.)</i> | |
| Ground floor | 92.1 (991) | plus rear lobby and wcs |
| First floor | 67.1 (722) | |
| Total | 159.2 (1,713) | |

Agent's note – A separate rear section of the first floor of the property is separately accessed from within the Feathers Public House, being part of the manager's accommodation of that establishment.

SERVICES

Mains water, drainage and electricity supplies are connected.

EPC

Band C (valid to Feb 2028)

BUSINESS RATES

RV £12,250 (April 2026 list)

TENURE

The freehold investment is offered for sale subject to two existing leases.

Lease 1: A 3-year tenant full repairing lease to Toybox from April 2023. A 2-year extension is proposed to April 2028 at a continuing rent of £15,000 per annum.

Lease 2: A 99-year lease granted to E Lacon & Co. Ltd. from 25th December 1965, at a peppercorn rent.

GUIDE PRICE

£150,000 (subject to contract).

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

Website: www.wisemancommercial.co.uk

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