

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**BRANFORD ROAD  
CAISTER-ON-SEA  
GREAT YARMOUTH  
NR30 5NE**

- GROUND FLOOR UNIT (120 sq.m.) with PARKING
  - SUITABLE FOR RETAIL/SALON USES
- COMPETITIVE RENTAL and FULL BUSINESS RATES RELIEF

**TO LET**

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## LOCATION

The unit is located on Branford Road in close proximity to the busy Haven Holiday Park.

Currently identifiable as Branford Angling, the unit has car parking to the front and is available for re-letting due to the planned closure of that business.

## DESCRIPTION

The unit provides a mostly open plan layout with a generous shopfront width exceeding 20 metres.

There are two interconnecting sales areas, plus a store/kitchen with single wc facility.

Branford Angling have occupied for circa 8 years, and the unit would suit either retail, salon, or other uses given its proximity to the Holiday Park and surrounding residential area.

There is ample parking to the front of the unit for staff and customer use.

## ACCOMMODATION

	sq. m.	(sq. ft.)
Open plan sales area	96	1,033
Storeroom with tea-point	24	258
<b>Total</b>	<b>120</b>	<b>1,291</b>

plus wc.

## ENERGY PERFORMANCE CERTIFICATE

Band C (valid to 28 December 2035)

## TERMS

The property is available to let at a rent of £9,000 per annum for a minimum 3-year term.

## BUSINESS RATES

RV £3,900 (April 2026 list)

NB. Full business rate relief is available to qualifying small businesses.

## 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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