Town Centre Retail Unit

13 King Street
Great Yarmouth NR30 2BA



KEY FEATURES

- Prominently located within King Street, Great Yarmouth, near Sports Direct, Costa, Greggs, Nationwide, HSBC, and Lloyds.
- A corner position, high-quality 2-storey retail unit totalling 353 sq.m. (3,797 sq.ft.) previously trading as Clarks Shoes (2005-2026).
- Ground floor retail: 146 sq.m. (1,570 sq.ft.) with modern retail finishes, air-conditioning, suspended ceiling with integral LED lighting.
- First floor ancillary: 207 sq.m. (2,227 sq.ft.) comprising open plan storage area / office / kitchen / wcs and staff amenity areas.
- Modern electrical, emergency lighting, and fire alarm installations.
- Energy Performance Certificate: Energy Rating C.
- Rateable Value (2026): RV £22,750.

TENURE

Full repairing and insuring lease, available from early 2027.

RENT

£24,000 per annum plus VAT (subject to contract).



WISEMAN COMMERCIAL

07805 713081

wisemancommercial.co.uk

FURTHER INFORMATION

Please contact the sole agents:

Contact: Gary Wiseman MRICS

Telephone or text: 07805 713081

E-mail: gary@wisemancommercial.co.uk

Website: 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 mist accordingly satisfy themselves by inspection or otherwise as required.