



GREAT YARMOUTH

BOROUGH COUNCIL

TO LET

**Unit 3 Marina Shops, Marine Parade, Great Yarmouth,
Norfolk**

PHOTOGRAPH TO FOLLOW

Summary

- Retail Area 23 m² (250 ft²) or thereabouts
- Rent £4,750 per annum exclusive
- Prime location adjacent to the Marina Centre

For more information please contact
Timothy Noble on 01493 846400
www.great-yarmouth.gov.uk

The property is located in a prime trading location between the two Piers, fronting Marine Parade, with the Marina Public Car Park to the rear.

■ DESCRIPTION

The property comprises a lock up retail unit previously used for the sale of clothing. The unit has a retail area of approximately 23m² (250ft²).

■ LOCATION PLAN - Attached hereto.

■ TERMS

New three year lease available on full repairing and insuring terms. Rent £4,750 per annum exclusive. The tenant will be required to contract out of the provisions of Sections 24-28 of the Landlord and Tenant Act 1954 (security of tenure).

■ RATEABLE VALUE

£5,000 (Rate in the pound for 2011/12 is 42.6p), assuming qualification for Small Business Rate, otherwise the rate applicable is 43.3p. The property may also benefit from Small Business Rates Relief, subject to tenant application.

■ SERVICES (not tested)

Mains water, electricity and drainage are understood to be connected to the property. These have not been tested.

■ USE - A1 Retail.

■ VIEWING

Viewing is strictly by appointment with: Property Services, Town Hall, Great Yarmouth, NR30 2QF
Tel: 01493 846876

■ REQUIREMENTS

Application: to be made in writing stating the full name and address of the proposed tenant, together with the proposed use of the premises.

References: the name of all referees should be provided including Bank/Building Society, Accountant, last/present Landlord and two trade references.

■ ACCOMMODATION

All measurements are approximate.

| | |
|-------------|---|
| Retail Area | 23 m ² (250 ft ²) or thereabouts |
| WC | Hand basin, low level WC. |

HEAD OF PROPERTY SERVICES TRAFALGAR HOUSE GREAT YARMOUTH NR30 2QG

The Great Yarmouth Borough Council as Lessors of this property give notice that: 1) These particulars are set out as a general outline only for the guidance of intending Lessees and do not constitute, nor constitute part of, an offer or contract; 2) All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details, are given in good faith and are believed to be correct but any intending Lessee should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them; 3) No person in the employment of the Great Yarmouth Borough Council has any authority to make or give any representations or warranty whatever in relation to this property.

LOCATION PLAN (not to scale)