



**GREAT YARMOUTH**  
BOROUGH COUNCIL

**TO LET**

**Unit 9**  
**Queens Road Business Centre**

**PHOTOGRAPH TO FOLLOW**

**Light Industrial/Workshop 765 sq ft approx**

- **Highly Accessible Location**
- **Adaptable Accommodation**
- **Car Parking**
- **Terms Negotiable**

**For more information please contact**  
Colin Penny on 01493 846126  
[www.great-yarmouth.gov.uk](http://www.great-yarmouth.gov.uk)

- **LOCATION**

The property is located on the corner of Queen's Road and Exmouth Road, within walking distance of Great Yarmouth Town Centre. The location offers good access to the A47 Acle New Road and the A12 via North Quay.

- **DESCRIPTION**

The subject property comprises a single storey building of brick block construction under a pitched roof.

- **ACCOMMODATION**

The accommodation includes workshop and office space, with a wooden door access from the yard and side access to Exmouth Road.

- **TENURE**

The premises are offered on a leasehold basis for a term of three years. The tenant will be responsible for keeping the interior of the premises in tenantable repair. Assignment and subletting is prohibited. The lease to be outside the security provisions of the Landlord and Tenant Act 1954.

- **RATEABLE VALUE**

£2,650, (Rate in the pound for 2011/12 is 42.6p), assuming qualification for Small Business Rate Relief, otherwise the standard rate applicable is 43.3p.

- **SERVICES**

It is understood that mains water, electricity, gas and drainage are connected to the property.

- **USE**

Long established light industrial use.

- **RENT**

£2,800 per annum exclusive

- **SERVICE CHARGE**

£380 per annum (variable).

- **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.

- **VIEWING**

Viewing is strictly by appointment.

Contact Colin Penny on 01493 846126, Email: [cjp@great-yarmouth.gov.uk](mailto:cjp@great-yarmouth.gov.uk)

**PROPERTY SERVICES, TOWN HALL, GREAT YARMOUTH, NR30 2QF**

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 representation or warranty whatever in relation to this property.