

FORMER DEPARTMENT STORE TO LET/FOR SALE
37-39 MARKET PLACE
GREAT YARMOUTH, NR30 1LU

FRANCIS
DARRAH
Chartered Surveyors



Francis Darrah Chartered Surveyors
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LOCATION

Great Yarmouth is a major coastal resort 20 miles east of Norwich and 55 miles north-east of Ipswich.

The resident population of the Borough is 99,370 residents and is predicted to increase to 102,531 by 2041 (Source Great Yarmouth Borough Council).

In addition to the vibrant tourist industry, Great Yarmouth is the base for much of the southern North Sea oil and gas support services.

The property faces the bustling Market and Market Gates Shopping Centre, within Great Yarmouth's prime retail area and is in close proximity to **HSBC, Greggs, Barclays, Boots, WHSmith and Sports Direct (opening soon)**.

ACCOMMODATION

We have been unable to fully inspect and measure the property at the current time but have been informed that the premises comprise the following approximate areas:-

Ground Floor:-	Sales	17,275 sq ft	1,604 sq m
	Warehouse/ancillary	5,450 sq ft	506 sq m
	Mezzanine storage	705 sq ft	65 sq m
First Floor:-	Sales/Café	16,875 sq ft	1,567 sq m
	Warehouse/ancillary	4,875 sq ft	452 sq m
Second Floor:-	Offices	2,525 sq ft	234 sq m
Third Floor:-	Offices	2,300 sq ft	213 sq m
Basement:-	Sales	4,435 sq ft	412 sq m
	Storage	<u>3,350 sq ft</u>	<u>311 sq m</u>
		57,790 sq ft	5,368 sq m

TERMS

The property is available on both a freehold and leasehold basis, in part or as a whole.

New leases will be granted upon full repairing and insuring terms via a service charge as necessary for a term of years to be agreed incorporating periodic upward only rent reviews.

There is a separate retail access to the rear from the car park and potential for conversion for alternative uses including residential.

Terms upon request.

Offers are invited for the freehold interest with full vacant possession.

PLANNING

The property has an established Class A1 (Retail) use but is considered suitable for a range of other commercial and residential uses, subject to planning. Interested parties should make their own investigations of Great Yarmouth Borough Council on 01493 856100.



RATEABLE VALUE

Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through joint sole joint agents:

Francis Darrah Chartered Surveyors

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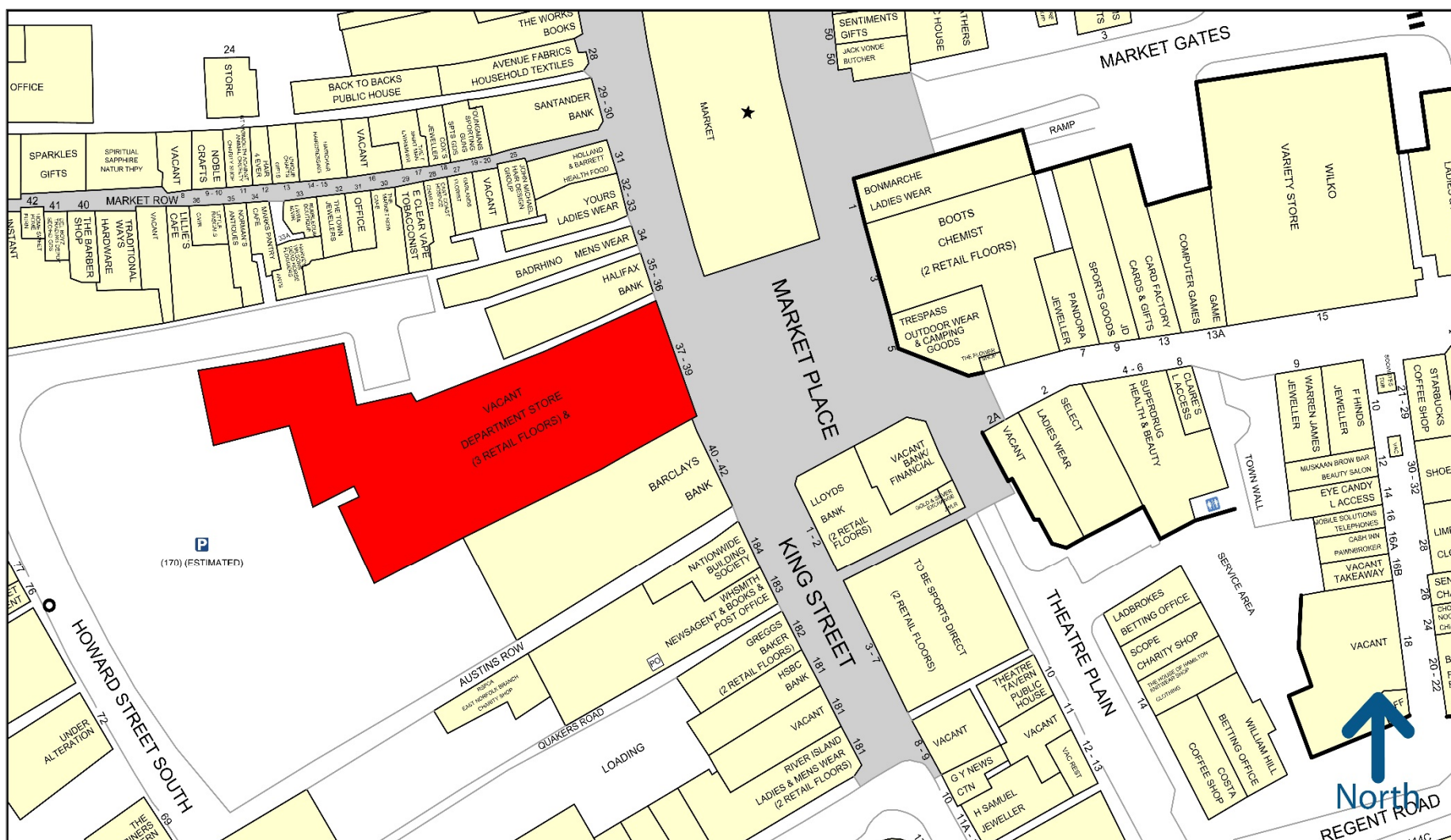
Whybrow

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SUBJECT TO CONTRACT

April 2020





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