



## 140 HIGH STREET GORLESTON, NR31 6RB

### LOCATION

Gorleston is a thriving suburb of Great Yarmouth located immediately to the south of Great Yarmouth town centre, 8 miles north of Lowestoft and 25 miles east of Norwich.

The property is located in the heart of Gorleston's retail core, adjacent to **Barclays Bank** and **Barnardos**, opposite **Peacocks**, **British Heart Foundation** and **KFC** and in the immediate vicinity of a number of other national multiple retailers including **Iceland**, **Boots**, **Card Factory**, **New Look**, **Superdrug** and **Martins**.

### ACCOMMODATION

The property comprises the ground floor of a modern two storey building and provides well configured sales accommodation with the following approximate dimensions and areas:-

Gross Frontage:	30'11"	9.42 m
Internal Width: (max)	27'5"	8.35 m
Shop Depth:	66'	20.11 m
Built Depth:	88'4"	26.92 m

#### Ground Floor:

Sales	2,011 sq ft	186.82 sq m
Stock	119 sq ft	11.05 sq m

There is a 3 bed flat at first floor which may be available by separate negotiation.

FRANCIS  
**DARRAH**  
Chartered Surveyors

## TOWN CENTRE SHOP TO LET (Short Term)



### TENURE

The property is being offered by way of a short term internal repairing and insuring lease to expire no later than March 2022 at a rental of £25,000 pax (plus VAT if applicable). A longer term may be available by negotiation.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £21,500 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further 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 sole agents:

#### Francis Darrah Chartered Surveyors

Contact: Francis Darrah  
Tel: 01603 666630  
Email: [francis@fdarrah.co.uk](mailto:francis@fdarrah.co.uk)

### SUBJECT TO CONTRACT

June 2020

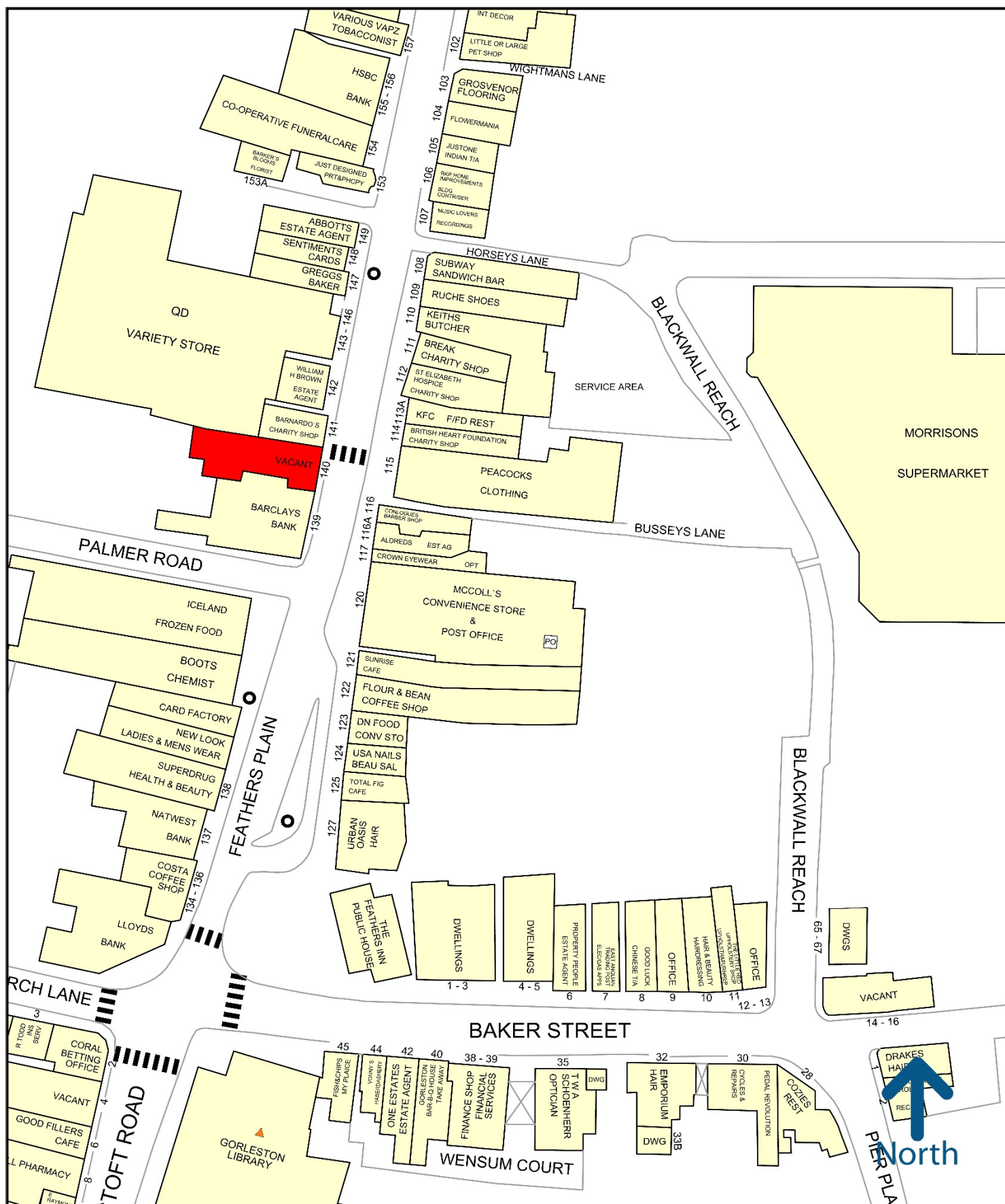
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RETAIL



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