

TOWN CENTRE SHOP TO LET OR FOR SALE

**138A HIGH STREET
GORLESTON, NR31 6QX**

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 **Superdrug** and **Card Factory**, and in the immediate vicinity of a number of other national multiple retailers including **Iceland, Boots, Peacocks, Lloyds Bank, Barclays Bank, Budgens and Post Office.**

ACCOMMODATION

The property comprises well-proportioned retail accommodation on ground and first floors with the following approximate dimensions and areas:-

Internal Width: (max)	19'	5.7 m
Shop Depth:	60'	18.2 m
Built Depth:	78'	23.7 m

Ground Floor:

Sales	1,232 sq ft	114.4 sq m
Storage	153 sq ft	914.2 sq m

First Floor:

Storage	810 sq ft	75.2 sq m
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2 car parking spaces



TENURE

The property is offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental of £15,000 pax (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

Alternatively offers in the region of £150,000 (+ VAT if applicable) are invited for the freehold with vacant possession.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £16,500 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

SUBJECT TO CONTRACT

November 2020

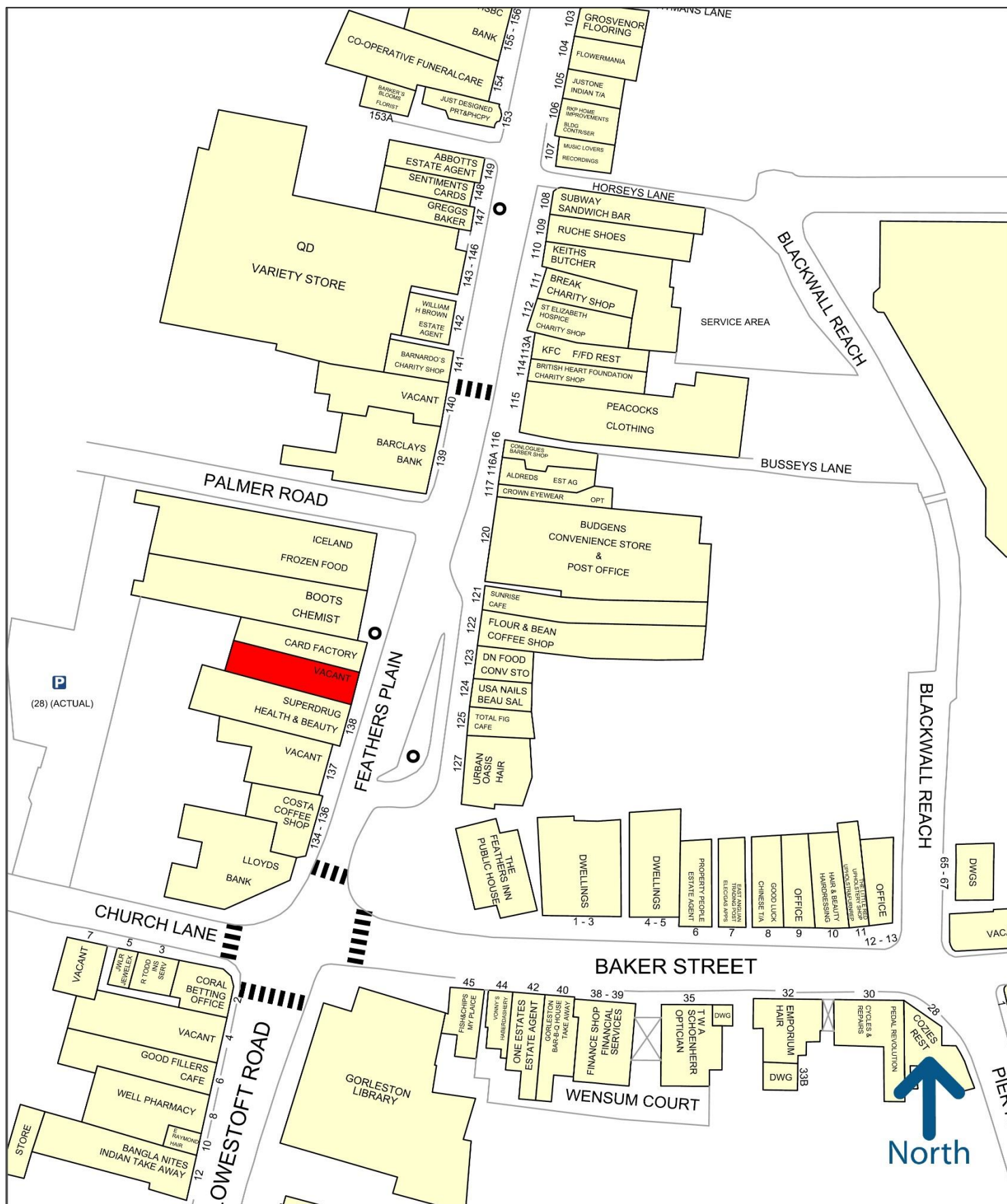
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RETAIL



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