

# TO LET

On behalf of LPA Receivers  
LARGE RETAIL PREMISES  
115 Regent Road/ 1-3 Dene  
Side  
Great Yarmouth  
NR30 2AB



## Location

Great Yarmouth is a popular seaside resort town in Norfolk, approximately 20 miles east of Norwich.

The subject premises are located on the south side of Regent Road, opposite the Market Gates Shopping centre, with nearby retailers including McDonalds, KFC, Costa and Burger King.

## Accommodation

Former Department Store providing sales accommodation on ground and first floors.

The premises can be split to suit specific requirements. Further details on application.

The premises comprise the following gross internal floor areas:

Demise	Sq. Feet	Sq. Metres
Ground Floor	15,880	1,475.3
First Floor	13,960	1,297.0
Second Floor	1,520	141.2
Third Floor	370	34.4

## Rent

£150,000 per annum exclusive.

## Tenure

The premises are available on a new lease for a term of years to be agreed. Consideration may be given to a Freehold sale - further details on application.

## Business Rates

We understand that the unit is currently assessed at £157,000 Rateable Value. The previous Rateable Value was £200,000.

Interested parties should satisfy themselves as to the rateable value and business rates payable by making their own enquiries with the Rates Department at Great Yarmouth Borough Council.

## EPC

Energy Performance Asset Rating - Available on Request

## Legal Costs

Each party to be responsible for their own legal and professional costs incurred in this transaction.

## VAT

Unless otherwise stated, all prices/rents are quoted exclusive of VAT.

SUBJECT TO CONTRACT

Details prepared July 2017

Viewing Strictly through the sole letting agent.

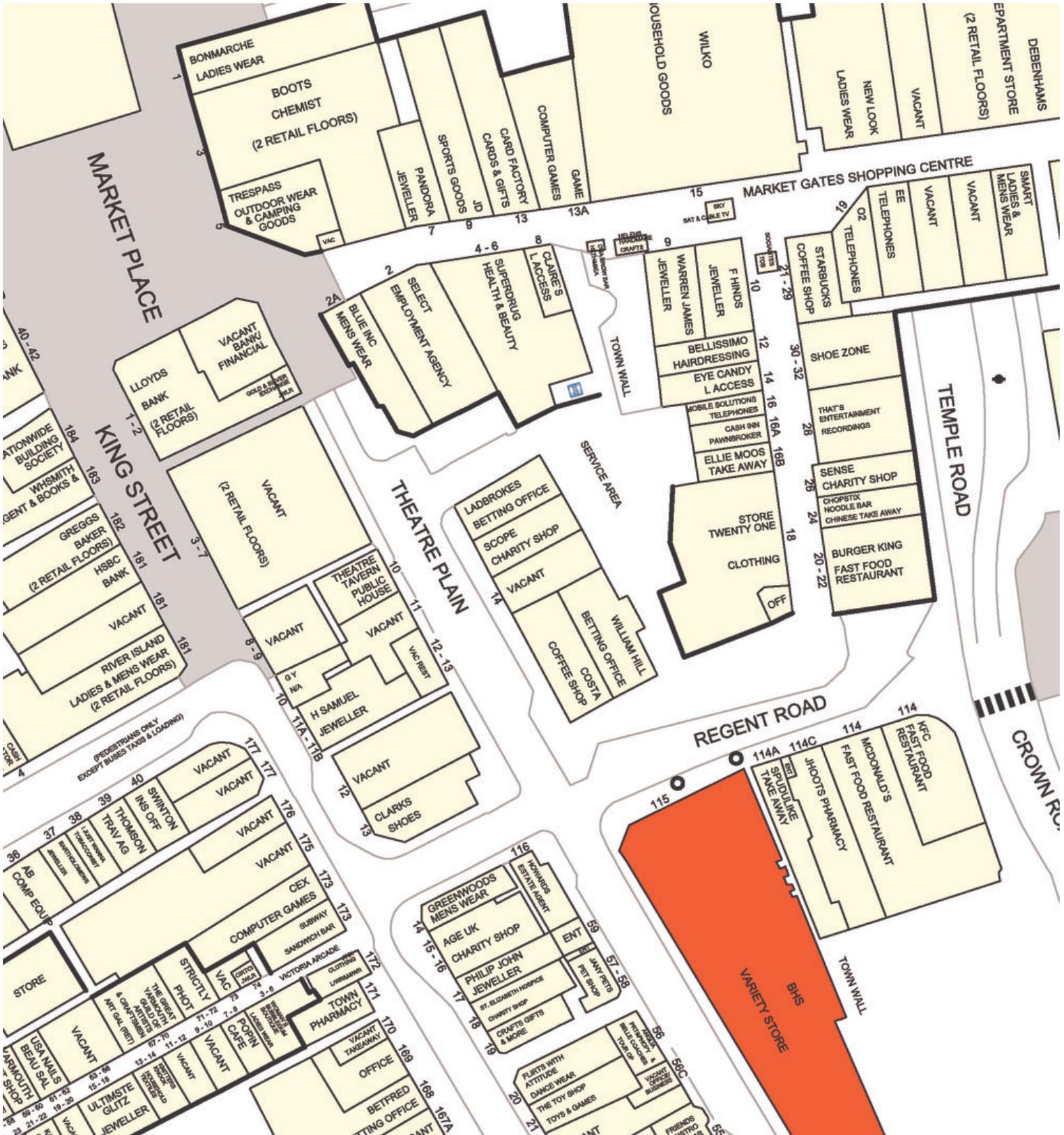
Barker Proudlove

**Mark Proudlove**

+44 (0)113 388 4859

+44 (0)7808 479310

[mark@barkerproudlove.co.uk](mailto:mark@barkerproudlove.co.uk)



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