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Beach Road, Hemsby, Great Yarmouth NR29 4HS

Rent **£20,000pax**

LARGE ARCADE-STYLE PREMISES - TO LET

- Prominent Trading Position • Front and rear entrances.
- Close to Main Beach Car Park • High Efficiency LED Lighting

278.3 sq m (2,995 sq ft)

Location

The property is prominently located on the northern side of Beach Road a short distance from the entrance to the Beach Car park in the popular Beach Road holiday area. Neighbouring occupiers include Hollywood Diner, the Funpark and various amusement arcades and other attractions.

From the A149 Coast Road take Beach Road from the roundabout and the property will be found on the right-hand side just opposite the Funpark Go Karts and the entrance to the Beach Car Park.

Description

The property comprises a large arcade-style premises with customer entrances from both Beach Road and The crescent to the rear and provides two full-depth interconnected sales areas, together with a storeroom and cloakroom. The sales area is carpeted and fitted with high efficiency LED lighting.

Accommodation

The property provides the following gross internal floor area which is inclusive of sales area columns.

Description	sq m	sq ft
Sales area	264.6	2,848
Storeroom	13.7	147
Total GIA	278.3	2,995

Please speak to Agent for availability and details.

Services

Mains water and electricity are connected to the property.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier.

The premises will need to be re-assessed and tenants are advised to contact the Local Authority to confirm the amount payable.

Tenure

The Property is offered to let on a new tenant full repairing and insuring lease for a term of years to be agreed at a Guide Rent of £20,000pax.

Agents Note: some shop fitting may be available by separate negotiation

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

EPC Rating D.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

Market Chambers
25-26 Tuesday Market Place
Kings Lynn
PE30 1JJ
Tel: 01553 770771



John Weston

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