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# **Prime Shopping Centre Unit**

New Lease Available

## Ground floor sales 176.52m² (1,900ft²)

- Prime retail destination with a mix of national and independent retailers including B&M, Boots, JD, Superdrug and Starbucks and many more
- Access to an estimated 4.5m annual footfall, 7m tourist visits and a catchment population of circa 110,000
- Parking facilities for 350 + cars
- £4.5m Council investment into the market, and a £17m new library and civic office, both located opposite Market Gates principal entrance
- · Access to centre marketing and social media
- Lease: New lease available
- · Rent: £20,000 per annum exclusive of VAT
- Service Charge: £16,549Buildings insurance: £916
- Rateable Value (2023): £31,000













Unit 13 | Market Gates Shopping Centre | Great Yarmouth | NR30 2BG Shop To Let: 176.52m<sup>2</sup> (1,900ft<sup>2</sup>)













### **Accommodation**

Floor	m²	ft²
Ground floor sales	176.52	1,900

## **Planning**

The current planning use is **Class E** and can therefore be used for the following uses:- retail shop, financial & professional services, café or restaurant, office use, clinic, health centre, creche and gym.

## **Legal Costs**

Each party to be responsible for their own legal fees in connection with the transaction.

#### **EPC**

A copy of the Energy Performance Certificate is available on request.

#### **Business Rates**

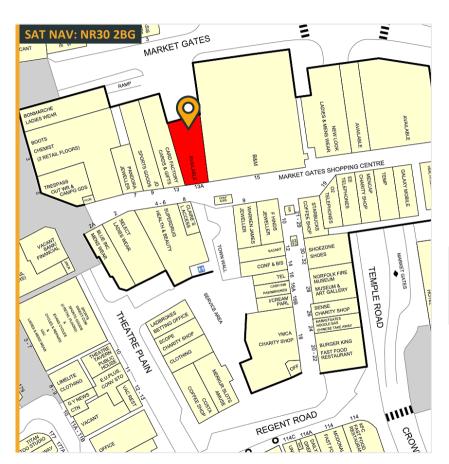
The latest Government retail relief gives qualifying retail, hospitality and leisure businesses a discount of 40% on the rates payable until 31/03/2026 (up to a total saving of £110,000 per business). This information is for guidance only and all parties should check themselves with the local billing authority.

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### **Further Information**

For further information or to arrange a viewing please call or click on the emails or website below:

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