

**UNIT 2
PASTEUR ROAD
GREAT YARMOUTH
NR31 0DW**

**RETAIL WAREHOUSE UNIT AVAILABLE
OPEN A1 NON-FOOD**

LOCATION

The Bensons and Topps Tiles are situated on the A1243 (Pasteur Road) which is one of the main arterial roads into Great Yarmouth Town Centre from Diss and Bury St Edmunds.

The subject premises are located in a predominantly retail warehouse pitch amongst retailers including; B&M, Lidl, Tesco Extra and Matalan. Pasteur Retail Park is also situated nearby where B&Q, Home Bargains, Argos, Tapi & Pets at Home are located.

ACCOMMODATION

The premises comprise a purpose built retail warehouse designed over ground floor level with mezzanine. The premises are serviced from the rear. The unit comprises the following areas:

Ground Floor GIA:	628 sq m	(6,760 sq ft)
Mezzanine:	211 sq m	(2,271 sq ft)

TENURE

The premises are available by way of an assignment of the existing effectively full repairing and insuring lease for a term of 10 years, expiring 2nd February 2024, subject to a rent review in March 2019. The passing rental is £77,500 (£10.70 psf) per annum exclusive.

RATES

We are verbally advised by the Local Rating Authority that the premises are assessed for rating purposes as follows:

Rateable Value: £76,500 UBR: (2016/2017): 49.7p Rates Payable: £38,020.50

VIEWING

Please note that the staff are unaware of the availability of this property and therefore for further information or to arrange any inspections please contact this office.

November 2016

EPC Available upon request

Subject to Contract & Exclusive of VAT

These particulars and the descriptions and measurements therein do not form part of any contract and whilst every effort has been made to ensure accuracy, this cannot be guaranteed. Smart 4 Limited. 3 Hanover Square, London W1S 1HD.

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