



## 79 Magdalen Way Gorleston Great Yarmouth Norfolk NR31 7AA

A double fronted (60.3m<sup>2</sup> / 650 ft<sup>2</sup>) Shop Unit.

Most recently a butcher's shop but would suit a variety of retail uses.  
Rear parking.

Situated within an established parade of shops where occupiers include Lloyds Pharmacy, McColls Post Office, Corals and three takeaways.

- Located in a busy parade
- Compact Shop (60.3m<sup>2</sup> / 650 sq ft)
- Suitable for a variety of retail uses
- Rear car parking

**Annual Rental Of £7,500 exclusive**

### Contact

Hamish Duncan BLE (Hons), Mike Younger FRICS, Mark Duffield BSc FRICS  
Sharon Bray, Laura Driver on 01493 853853.

### Aldreds Chartered Surveyors

Star & Garter House, 18 Hall Quay, Great Yarmouth, Norfolk NR30 1HP  
Tel: 01493 853853  
Email: [commercial@aldreds.co.uk](mailto:commercial@aldreds.co.uk)  
Web: [www.aldreds.co.uk](http://www.aldreds.co.uk)



### Location

Magdalen Way is located on a residential housing estate not far from the Gorleston High Street.

Gorleston-on-Sea is adjacent to the town of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status. There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove Academy, Cliff Park Ormiston Academy and Ormiston Venture Academy. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area. There is a regular bus service and the nearest train station is in Great Yarmouth which is approximately 3 miles distant.

### Accommodation:

**Frontage** 5.2 metres to Magdalen Way

### Internal Dimensions:

**Ground Floor Shop** 60.3 sq m / 650 sq ft

**Staff WC**

**Outside Store**

**Rear Car Park**

### Business Rates

2017 Rateable Value is £6,500. The amount payable in the £ for 2018/19 is 48p.

### Small Business Rate Relief

You can get small business rate relief if: - your property's rateable value is less than £15,000 - your business only uses one property - you may still be able to get relief if you use more. Contact Great Yarmouth Borough Council Business Rates Department for further information on 01493 856100.

### Maintenance

The occupier will make a contribution towards the maintenance of the property, details to be discussed.

### Tenure - Leasehold

The shop is available at an initial rent of £7,500 per annum exclusive. A full and repairing lease for a term of 6 - 9 years subject to 3 yearly upward only rent reviews.

### Services

Mains water, electricity and drainage are believed to be present.

### References

The name of 3 referees should be provided including Bank /Building Society; Accounts; last/present Landlord and 2 Trade References. Reference application form is available from Aldreds. If a company a guarantor is needed.

### Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

### Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.



**NOTE:** This plan is published for convenience and although believed to be correct, its accuracy is not guaranteed so it shall not be deemed to form part of the contract.

**Aldreds**  
Chartered Surveyors

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**SITE PLAN FOR IDENTIFICATION PURPOSES ONLY**

### VAT

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

### Legal Cost

Both parties will be responsible for their own legal costs.