

GENERAL VIEW



Shop Units 65 Regent Road, Great Yarmouth  
From £15,000 Per Annum

**BELTON DUFFEY**



## SHOP UNITS 65 REGENT ROAD, GREAT YARMOUTH, NORFOLK, NR30 2AL

A choice of 4 shop units situated in a prime location, just off the sea front.

### DESCRIPTION

A choice of 4 shop units situated in a prime location, just off the sea front.

Prominently located in a busy sought after pedestrianised area of the summer tourist trade - leading towards the Beach and the Britannia Pier and the "Golden Mile."

UNIT 1 - £15,000 per annum

UNIT 2 (Larger Unit) - Rent to be negotiated.

UNIT 3 (Larger Unit) - Rent to be negotiated.

UNIT 4 - £15,000 per annum

### TERMS

The property is to be let on a Full Repairing and Insuring Lease or licence for a term to be agreed.

Rent: 3 months in advance.

Deposit: Equivalent of 6 months rent.

### LEGAL COSTS

The tenant to pay the landlords reasonable costs in respect of this transaction.

N.B. Please be aware that the owner of this property is a director of Belton Duffey West Norfolk Ltd.

The front image is a general view of the building.

## **SITUATION**

Great Yarmouth is a popular coastal resort approximately 20miles east of Norwich and 100 miles north east of London and served by the A47 & A12.

Regent Road is a busy pedestrianised thoroughfare, between the town centre and Marine Parade. The area hosts a mix of hotels, restaurants and shops.

## **DIRECTIONS**

From Hall Quay proceed up to the roundabout at Fullers Hill, take the third exit right signposted town centre, continue through the traffic lights, turn left at Sainsburys into St Nicholas Road, over the traffic lights, turn right into Wellesley Road, park up, walk to Regent Road, the property is situated a short way down on the left hand side.

## **OTHER INFORMATION**

EPC - B.

Business rates will vary per unit.

## **VIEWING**

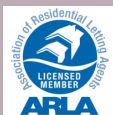
Strictly by appointment with the agent.

# BELTON DUFFEY

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Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

[www.beltonduffey.com](http://www.beltonduffey.com)



**IMPORTANT NOTICES:** 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

