LOCATION
The subject property occupies a prominent location just off Market Place on the pedestrianised section of King Street. The property sits adjacent to Lloyds Bank and opposite River Island, HSBC and WH Smith.
Further retailers in close proximity include Palmers Department Store, Greggs and Boots. The unit benefits from a rear entrance onto Theatre Plain which provides easy access to Market Gates Shopping Centre.

ACCOMMODATION
The property is arranged over basement, ground, first and second floors providing the following approximate gross internal floor areas:

<table>
<thead>
<tr>
<th></th>
<th>Sq ft</th>
<th>Sq m</th>
</tr>
</thead>
<tbody>
<tr>
<td>Basement</td>
<td>7,630</td>
<td>709</td>
</tr>
<tr>
<td>Ground Floor</td>
<td>7,770</td>
<td>722</td>
</tr>
<tr>
<td>First Floor</td>
<td>7,560</td>
<td>702</td>
</tr>
<tr>
<td>Second Floor</td>
<td>5,580</td>
<td>518</td>
</tr>
<tr>
<td>Total</td>
<td>28,540</td>
<td>2,651</td>
</tr>
</tbody>
</table>

TENURE
The premises are available by way of a new full repairing and insuring lease for a term to be agreed.
Rental offers are invited in excess of £60,000pa.

FREEHOLD
Alternatively, our clients would consider offers for the Freehold with vacant possession in the region of £500,000 (Five Hundred Thousand Pounds), subject to contract and exclusive of VAT.
GREAT YARMOUTH - 3/7 KING STREET
Freehold or Leasehold Available

RATES
We have been verbally informed by the Local Authority that the premises are assessed for rating purposes as follows:
Rateable Value £185,000
UBR Rate (2018/19) 49.3p
Rates Payable £91,205
(Interested parties are advised to make enquiries with the Local Authority)

LEGAL COSTS
Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC
EPC Available upon request.

VIEWING & FURTHER INFORMATION
Strictly by prior arrangement only with:
Tim Saull   Rhys Williams
tim@mcmullenwilson.com  rhy@mcmullenwilson.com
020 3019 1940  020 3058 0208
07762 319 364   07834 047 315

McMullen Wilson and their clients give notice that:
1. They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and McMullen Wilson have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

July 2018