



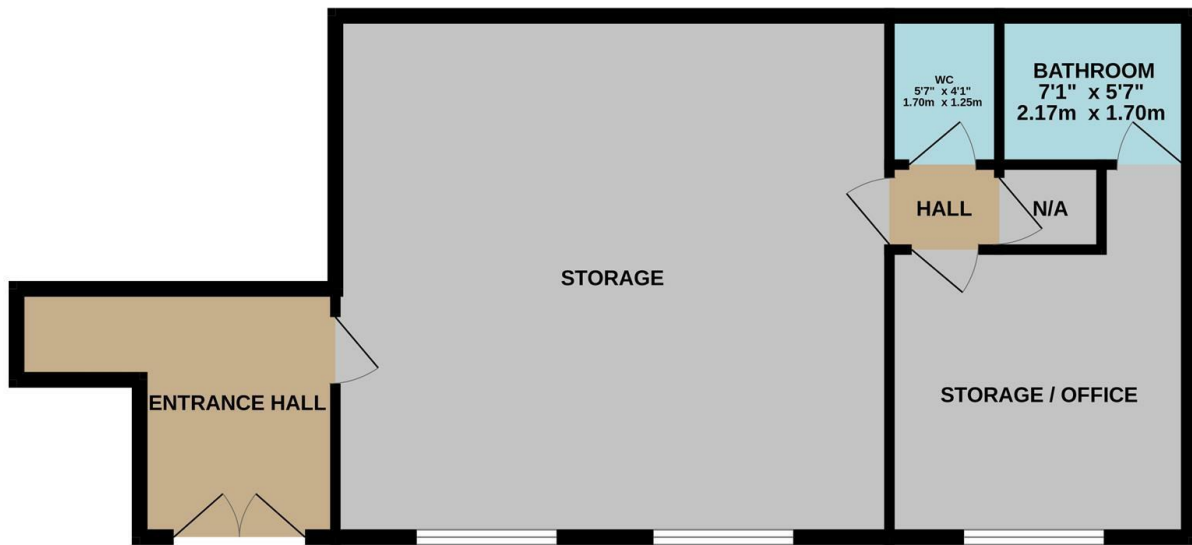
The Gift House Admiralty Road, Great Yarmouth, Norfolk, NR30 3NS

Versatile commercial unit in Great Yarmouth with newly refurbished kitchen, additional room with ensuite, and potential for café, takeaway, retail, office or beauty (STP), available at an attractive rent in a growing commercial area.

- Flexible commercial unit in Great Yarmouth
- Currently Class B8 (Storage) with alternative use potential (STP)
- Newly refurbished kitchen with brand new fitted units
- Approximately 709sq ft of floorspace
- Ensuite facility – suitable for beauty, hair, or ancillary use
- Located within an improving commercial area benefiting from ongoing investment
- Immediately available to view.
- Affordable rent: £650 pcm (Year 1), rising to £750 pcm thereafter
- No on-site parking, with free parking available nearby
- EPC Rating D

£650 Per Calendar Month

GROUND FLOOR
709 sq.ft. (65.9 sq.m.) approx.



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		