

14,617 SQ FT GIA
TO LET/ FOR SALE – PURPOSE BUILT FOODSTORE UNIT

GREAT YARMOUTH

Pasteur Road, NR31 0DW



Location

Great Yarmouth is a historic coastal town and a prominent seaside resort located in Norfolk, England. It is situated on the east coast of the country, where the River Yare meets the North Sea. Known for its rich maritime heritage, sandy beaches, and popular tourist attractions, Great Yarmouth plays a key role in Norfolk's tourism and offshore energy industries. Norwich is approx. 20 miles west and Lowestoft approx. 11 miles south.

Situation

The asset is prominently situated fronting Pasteur Road, the main route connecting the A47 to the town centre which sits approx. 700m to the east of the subject property. The property is positioned within a cluster of commercial uses including occupiers such as B&M Home Store & Garden Centre immediately adjacent, Farmfoods, Matalan, The Gym Group, Topps Tiles and a Vauxhall car dealership. Residential uses prevail to the south.



Total population



74,000+
PEOPLE
(within 10min drivetime)

Population

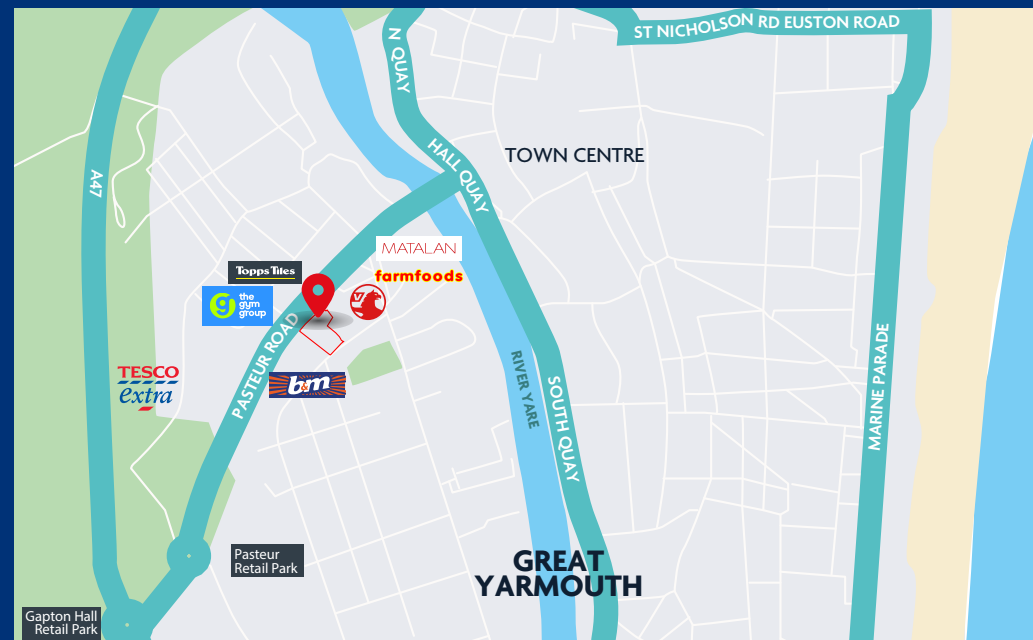


5.09%
APPROX. GROWTH
by 2037

Total population



79%
ECONOMICALLY
ACTIVE
vs UK base 77%





Description

The purpose-built retail warehouse unit extends to approx. 14,617 sq ft (1,358 sqm) GIA with 82 customer parking spaces showing an attractive ratio of 1:178 sq ft. The site area is approx. 1.15 acres.

Availability

The asset is available to let by way of a new lease (on terms to be agreed). The site is held freehold and offers will also be considered for the purchase of the freehold interest with vacant possession. Vacant possession is to be provided from March 2026.

Planning

The unit benefits from Class E use, with a restriction on food/convenience sales.

EPC

B (40)



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Designed and produced by Ben Parer Tel: 07702 123482.

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