



Extensive Industrial Site

1,783.05 m² (19,192 SqFt)

Industrial

For Sale

**New Road, Catfield, Great Yarmouth, Norfolk
NR29 5BQ**

GENEROUS SITE WITH
ROOM FOR EXPANSION, STP.

LOW-COST INDUSTRIAL/
WAREHOUSE
ACCOMMODATION

GOOD ACCESS TO THE A149

Catfield is a rural village surrounded in the heart of the Norfolk Broads just 3 miles from the market town of Stalham. It is 11 miles northwest of Great Yarmouth and 10 miles northeast of Norwich.

Catfield has a strong industrial base with a number of existing occupiers including Trend Marine and Traymaster.

The property is situated with access directly from New Road via a private drive, shared with the adjacent property.

Description

The property is a substantial workshop building on a generous site of 1.62 acres.

The workshop principal access is from the rear via a concreted yard and is through to roller shutter doors into the workshop. The workshop is constructed in twin bays, part of concrete portal frame and part of a more modern steel frame construction. Each bay benefits for a 4.6-ton gantry crane.

To the rear of the workshop is a spray shop of steel portal frame construction with insulated sheet steel walls above the block works.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M ²	SqFt
Main Workshop	1644.51	17,701
First Floor Office	22.30	240
Spray Shop	56.16	604
Pre Fab WCs	60.08	647
Total	1,783.05	19,192

Site Area .656 Hectares 1.62 Acres

Terms

The freehold interest in the property is available for sale at **£650,000 exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Workshop and Premises
 Rateable Value: £46,250
 Rates Payable 2023/2024: £23,078.75

This will be subject to a reduction, as the vendor is retaining part of the property.

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: G

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - GWBG/njr/28021/120

