



Unit K, Hornbeam Business Park, Hornbeam Road, North Walsham NR28 0FQ
FOR SALE Guide Price £645,000 / TO LET £48,000 Pax
Brand New Trade Counter Unit

- Well Located off Norwich Road
- Nearby Neighbours Screwfix, Toolstation & Howdens Joinery
- May Sub-divide (Subject to Planning)
- Freehold Available

520 sqm (5,597 sqft)

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BROWN & CO

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Location

North Walsham is a prosperous Norfolk Market town of some 12,500 residents located 16 miles north of Norwich. The town has an established commercial and retail base including a Waitrose store. Hornbeam Business Park is a new commercial development, just off Norwich Road to the south of the Town Centre. It sits alongside the railway line and North Walsham Station has just opened a new dedicated car park on Hornbeam Business Park. Existing occupiers include Screwfix, Tool Station, Howdens Joinery and Pellpax. Hornbeam Road runs through the site and is due to be connected to Norwich Road through the Persimmons housing development creating a through road with bus route.

Description

Unit K is of steel portal frame design with insulated composite panel cladding to eaves and elevations. The unit will have a three-panel glazed frontage with central personnel door and an electronically operated insulated roller shutter door. Internally, the unit will be left in shell condition ready for end-user fit out, but mains 3 phase, gas, water, drainage and fiber will be connected. The developer will be able to quote for bespoke fitting out as required including mezzanine floor(s). The unit is designed to be capable of being split into two separate units, if required, subject to all necessary consents and approvals.

Accommodation

The property provides the following (approximate) gross internal floor area:-

sqm	sqft
520	5,597

Services

Mains electric, gas, water and drainage will be connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Rateable Value to be assessed on completion.

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

Guide Rent: £48,000 pax

Please note that any lease will be subject to a satisfactory credit reference check.

The Freehold can be available.
Guide: £645,000

VAT

VAT will be charged upon the rent and sale price.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC

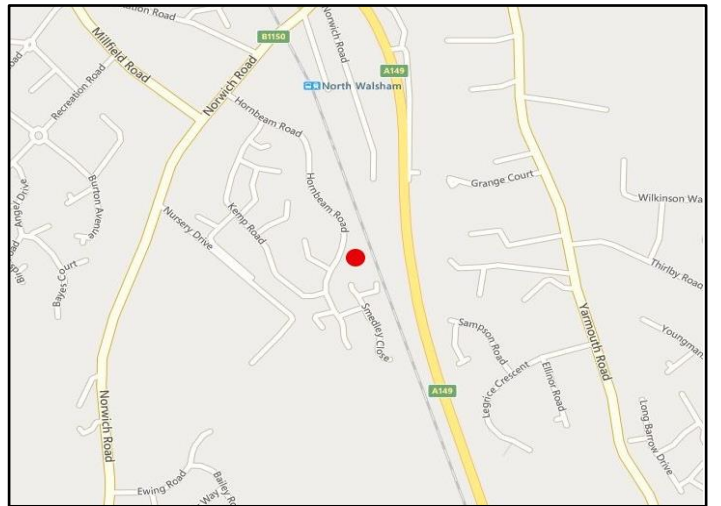
To be assessed on completion.

Viewing

Strictly by appointment with the agent:-

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