



FORTUNE HOUSE, LAUNDRY LOKE, NORTH WALSHAM, NR28 0BD

SELF CONTAINED PREMISES

- Showroom with two-storey offices and rear workshop
- Suitable for a variety of uses s.t.p
- Secure rear yard
- Recently refurbished

TO LET £55,000 pax | 458.30 sq m (4,933 sq ft)

0.17 hectares (0.44 acres)

Anna Smith
Brown&Co Norwich
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BROWN & CO

Property and Business Consultants
brown-co.com

Location

North Walsham is a market town situated within the North Norfolk district, approximately 15 miles from Norwich and 7.5 miles from Cromer.

The property is located within an established industrial estate just off the A149 Cromer Road on the outskirts of North Walsham. Neighbouring occupiers include TEKPRO, Maretts Chariots, East Coast Plastics and Newnham Structures. Also in the near vicinity are Screwfix, Toolstation, Travis Perkins and Howdens.

Description

The property comprises a self-contained former car dealership of steel portal frame construction with vehicle workshop (including MOT Bay) at the rear and two-storey offices and show room at the front of the building. The property is available with or without the existing workshop equipment.

The property benefits from a large display/ parking area and secure rear yard with a secondary access. It has also recently been refurbished to an excellent standard.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Showroom & office	172.65	1,858
Workshop	228.25	2,456
First floor	57.40	618
Total GIA	458.30	4,933

We understand the total site area extends to 0.17 hectares (0.44 acres).

Services

We understand the property is connected to mains electricity, water and sewage.

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

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Shop & premises
Rateable Value	£26,000
Rates payable for 2024/5	£12,974

Rent

£55,000 per annum exclusive.

Tenure

The premises are available to let on a new full repairing and insuring lease for a number of years to be agreed.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

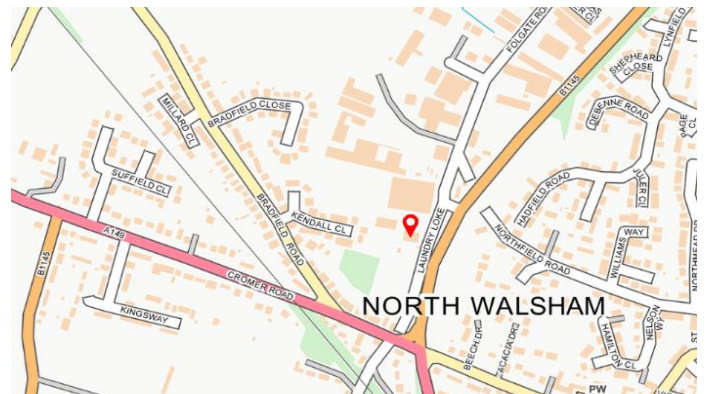
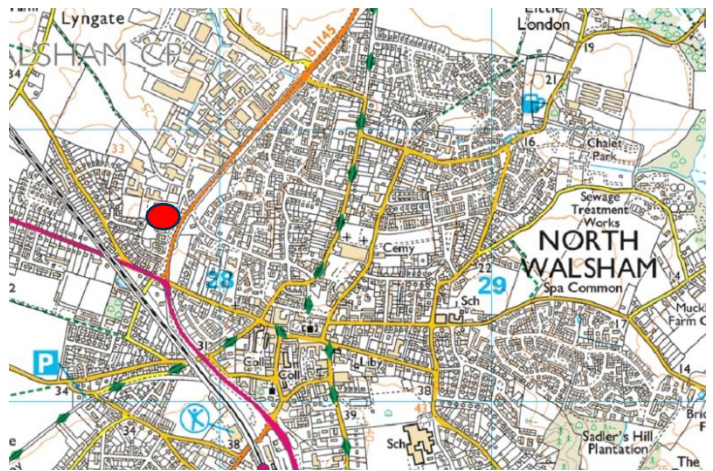
The property has an EPC rating of D.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown&Co
St Georges Street
NR3 1AB
01603 629871

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07788 368078
01603 598248



IMPORTANT NOTICES

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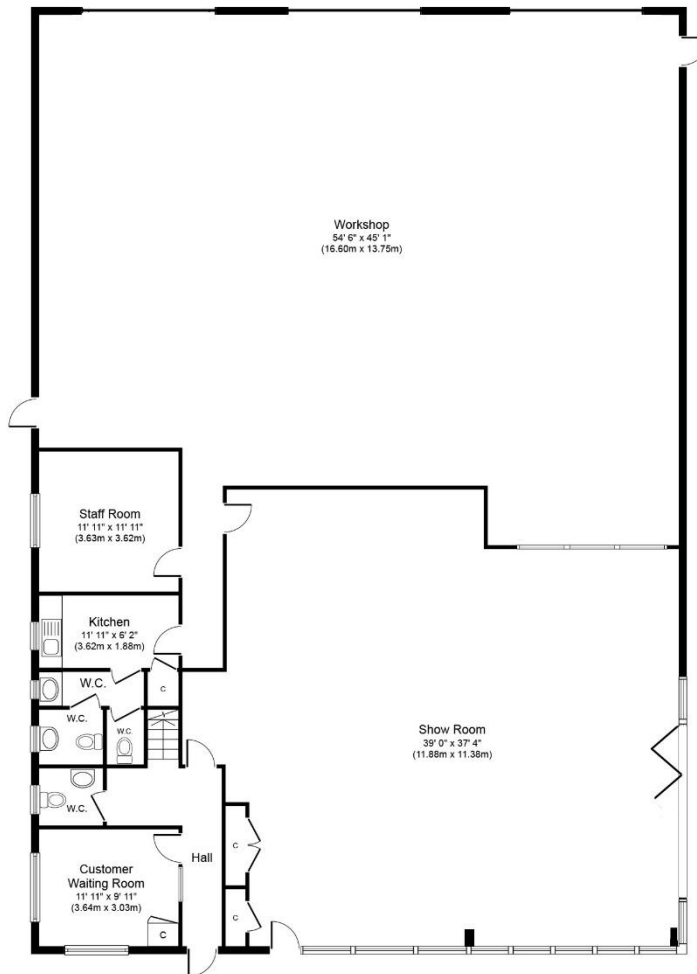


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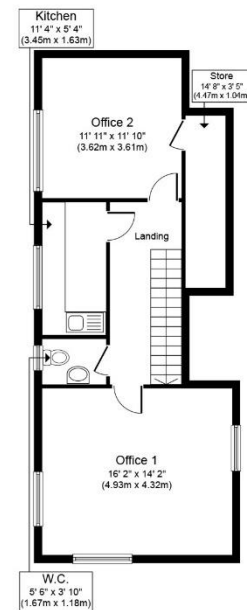
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Ground Floor
Approximate Floor Area
4,315 sq. ft.
(400.9 sq. m.)



First Floor
Approximate Floor Area
618 sq. ft.
(57.4 sq. m.)



Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. The measurements should not be relied upon for valuation, transaction and/or funding purposes. This plan is for illustrative purposes only and should be used as such by any prospective purchaser or tenant. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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