



Secure Yard Premises – 0.3 Acres to 1 Acre

Edison Way, Great Yarmouth, NR31 0NG

£10,000-£30,000 Leasehold

LOCATION

The property is positioned at the top of Edison Way on the established Gapton Hall Industrial Estate. Gapton is a popular and bustling trade counter and industrial area positioned just off the A47 on the outskirts of Great Yarmouth. The position provides quick and easy links to Norwich and Lowestoft, together with Great Yarmouth town centre and the port facilities therein. Importantly the third river crossing accessing the ports is positioned close by. The nearby surrounding area is popular with storage and distribution companies and those related to the offshore energy sector.

PROPERTY DESCRIPTION

The property comprises two fully secure and fenced yards with gated access to Edison Way.

YARD A has a surface of part tarmac and part hardcore and we believe that mains electricity, gas, water and drainage are available to the site.

We have measured the property using our ProMap Ordnance Survey system and it provides approximately 0.6 acres.

YARD B is currently unsurfaced allowing an occupier to install surfacing to their own requirements. Again, we believe that mains electricity, gas, water and drainage are connected to this site.

We have measured the property using our ProMap Ordnance Survey system and it provides approximately 0.3 acres.

BUSINESS RATES

The property is currently part of a larger hereditament and would need to be split for rating purposes. Please contact the Agents for a guide on rates payable.

TERMS

New leasehold terms are available for a length of lease to be agreed.

Yard A - £20,000 pa

Yard B - £10,000 pa.

VIEWINGS

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL: tel: 01493 844489 or email: db@bycroftestateagents.co.uk.



14 Regent Street
Great Yarmouth
Norfolk
NR30 1RN

www.charlesbycroft.co.uk
01493 844489
db@bycroftestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements