



## Industrial Unit / Trade Counter

Unit 2, Swanstons Road, Great Yarmouth, NR30 3NQ

£15,000 pa Leasehold

EPC Rating D

**A functional warehouse / workshop with offices and small yard. Close to the new third river crossing in the port area of Great Yarmouth. 100% business rates relief available for qualifying businesses.**

## **LOCATION**

The property fronts Swanstons Road a popular business position located 1.5 miles south of Great Yarmouth town centre. It is close to the River Yare port side north, of South Beach Parade and the outer harbour. There are numerous businesses close by including Gardline and Great Yarmouth Steelworks.

## **DESCRIPTION**

The property comprises an attached workshop of traditional steel portal frame construction beneath a pitched sheet clad roof. There is a two storey office block to the front.

The ground floor provides a fantastic trade counter opportunity with a reception and rear office. The first floor provides two offices the main office being open plan in nature with a kitchen and toilet off this.

The ground floor of the unit is accessed via a full height roller shutter door providing access into a good regular sized workshop with concrete floor, fluorescent lighting, enclosed workshop, mezzanine stores area, workshop and kitchenette, together with paint spray booth and two high level gantry cranes. The workshop has a minimum eaves height of 6.04m.

There is a significant 3 phase power supply and also a significant gas supply.

## **SCHEDULE OF ACCOMMODATION**

External forecourt area provides parking or storage space fronting Swanstons Road. On road parking is provided opposite. There is a return to Middle Road East where further on street parking is provided.

The following gross internal floor areas are recorded.

|                       |                    |
|-----------------------|--------------------|
| Ground Floor Workshop | 331.66 sq m        |
| Ground Floor Offices  | 54.92 sq m         |
| First Floor Offices   | 54.92 sq m         |
| <b>Total</b>          | <b>441.50 sq m</b> |

## **SERVICES**

We believe that 3 phase electricity, gas, water and drainage are connected to the property.

## **BUSINESS RATES**

The property is currently listed as Factory & Premises with a rateable value of £10,000 pa therefore qualifying businesses will not pay business rates.

## **VAT**

VAT will not be payable on this property.

## **TERMS**

A new lease is available on the property on terms to be agreed at a rent of £15,000 pa.

## **VIEWINGS**

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