



Cruso & Wilkin

**Marriotts Workshop, The Street, Marham, Norfolk PE33 9JP**



# Marriotts Engineering Workshop, The Street, Marham, King's Lynn PE33 9JP

## Introduction:

The sale of Marriotts Engineering Workshop, provides interested parties with an exceptionally rare opportunity to purchase an existing commercial premises, located within the village of Marham. The site extending to 0.40 hectares (1.0 acres) or thereabouts, with scope for redevelopment (Commercial and or Residential, subject to planning).

## Location and Situation:

The business premises are located towards the eastern end of The Street, within the village of Marham, as identified on the attached site and location plans.

The postcode for the property being PE33 9JP

What Three Words:- [///animal.lush.confetti](#)

## Method of Sale:

The property is offered for sale initially by private treaty as described herein. The Vendors and their Agents reserve the right to invite best and final offers; and/or offer the property for sale by private auction if there is a substantial level of interest. It is anticipated that upon exchange of contracts a 10% deposit will be paid.

## Tenure and Possession:

The property included herein is to be offered freehold with the benefit of vacant possession subject to those rights detailed herein.

## Viewing:

Viewing is to be accompanied only and strictly by prior appointment with the Vendors' Agents, Cruso & Wilkin. Tel. 01553 691691.

## Health and Safety:

For your own personal safety we would ask you to be as vigilant as possible when making an inspection.

## Services:

We are advised that the site is serviced with mains water, electricity (single and three phase), domestic drainage is to a private system within the curtilage of the premises. It is assumed the old night storage heating units within the premises are obsolete. No services have been checked or tested for the purpose of marketing.

## Rateable Value:

From an enquiry with the Valuation Office it is noted that the rateable value of the premises are currently recorded as £15,250.00





### Property History:

A spacious, self-contained business premises, we are advised that historically the older sections of the property used to form part of the former military Gym more recently the premises were used by R J Marriotts for their engineering and fabrication business. Currently the premises are vacant. The site extending in all to 1.00 acres (0.40 hectares) or thereabouts.

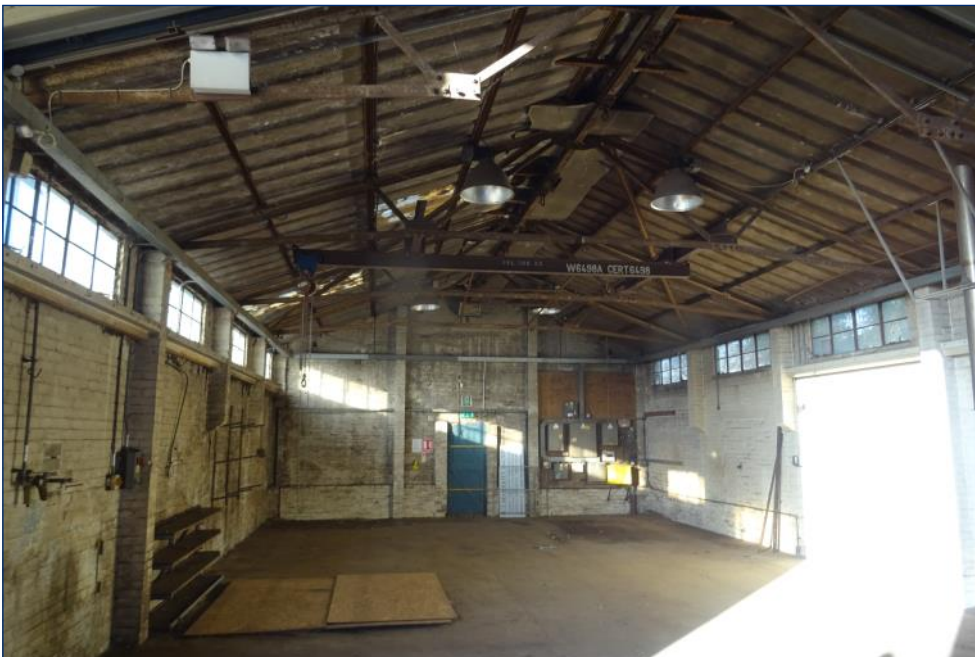
The original premises (former Gym) dates back to the early 1900's, principally of brick construction under pitched fibre cement roofs; with the central fabrication building constructed in 1993 of a steel portal frame construction, with brick and blockwork elevations and profile steel side cladding, under a pitched roof with profile steel sheets and skylights. The main building is approximately 7.5 metres to eaves. Internally the property is divided into office accommodation, preparation and former cutting areas and fabrication area. To the rear on the building are extensions providing Kitchen/ staff welfare area, compressor store, stock store rooms and toilet facilities. There is an additional mezzanine area previously used for additional storage.

The gross area of the business premises extends to 4,713 sq.ft. ( 438.04M<sup>2</sup>) or thereabouts.

Outside the buildings (to the front) are additional covered storage areas, former gas bottle storage and materials store (being a former lorry body).

Subject to appropriate division of the business premises, there is scope to split the building into more than one business unit, subject to re-design and re-configuration of services.

The property enjoys an extensive yard areas providing car parking and external storage to both the front and rear of the premises. To the front of the premises is security fencing and double access gates leading to a large splayed entrance onto The Street.



**Holdover:**

The Vendors and their Patrons reserve the right of holdover, to remove personal and business effects and chattels from the premises, not to exceed one month from the date of completion.

**Rights of Way:**

Access is directly off the Street being a council maintained road.

**Wayleaves, Easements and Rights of Way:**

The sale is subject to all rights of support, public and private rights of way, water, light, drainage, and other easements, quasi easements and wayleaves, all or any other like rights whether mentioned in these particulars or not.

**Title Reference:**

This property is registered with Land Registry reference NK443628. Copy of the Title is available from the Agents upon request.

**GENERAL INFORMATION:**

**Value Added Tax:**

Should the sale of this property, or any rights attached to it, become chargeable to Value Added Tax, then the tax at the prevailing rate will be payable by the Purchasers in addition to the contract price.

**Town and Country Planning:**

The property is offered subject to any existing Development Plan, Tree Preservation Order, Ancient Monument, Town Planning Schedule, or Resolution, which may be, or, may come into force. The purchasers will be deemed to have full knowledge and have satisfied themselves as to the provisions of any such matters affecting the property.

**Boundaries, Plans, Areas Schedules and Disputes:**

The Purchasers will be deemed to have full knowledge of the boundaries and areas, and any mistake or error shall not annul the sale nor entitle any party to compensation in respect thereof. Should any dispute arise as to the boundaries, or any points arise on the general remarks, stipulations, particulars, schedule, plan, or the interpretation of any of them, questions shall be referred to the selling Agents whose decision acting as experts shall be final.

**Fixtures and Fittings:**

All fixtures and fittings are excluded from the sale unless specifically referred to in these particulars.

**Outgoings:**

All existing outgoing, wayleaves and/or easements, (where applicable), will be apportioned up to the date of completion.

**EPC**

The property currently does not have a commercial EPC.

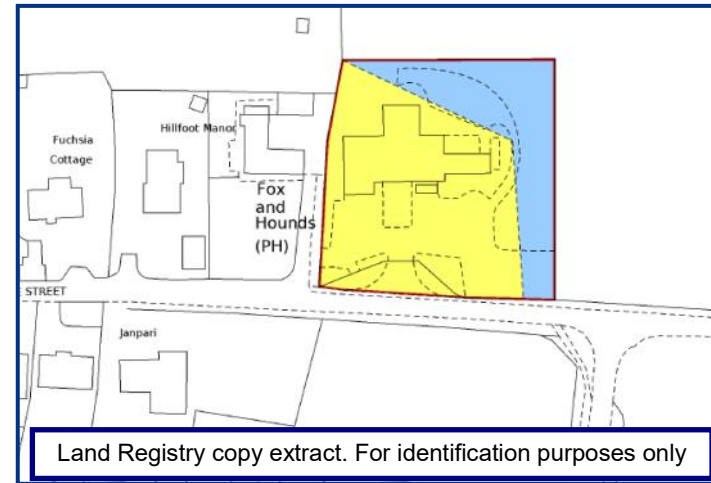
**Money Laundering Regulations:**

Intending Purchasers will be asked to produce identification documentation in due course and we would ask for your co-operation in this respect in order that there will be no delay in agreeing the sale.

**Agent's Note:**

For clarification, we wish to inform prospective Purchasers that we have prepared these sale particulars as a general guide. We have not carried out a survey, nor tested the services, appliances, and/or specific fittings. Interested parties should arrange their own tests to ensure these are in working order, as appropriate.

Photographs and Particulars prepared: November 2023



Land Registry copy extract. For identification purposes only

