

Former Freehold / Trade Cash & Carry Warehouse on Self Contained Site with Office, Yard & Loading



NELSONS YARD, SOUTH DENES ROAD, GREAT YARMOUTH, NORFOLK, NR30 3PR

- On the instructions of David Hudson and Richard Bloomfield, both of FRP Advisory Trading Ltd, in their capacity as Joint Administrators of Tanner Brodin Ltd
- Suitable for alternative distribution & manufacturing purposes
- 29,418 sq ft on a site of 1.32 acres
- Warehouse space with eaves of 5.5m – 6.75m
- Secure yard. Corner position. 3 access points
- Two storey good quality ancillary offices
- Guide price - £2,000,000

LOCATION

The property is located on the western side of South Denes Road, at the corner of Salmon Road, and within the industrially focused River Port area of Great Yarmouth. The main road connection is the A47 which connects Gt Yarmouth to Norwich, Kings Lynn and the Midlands via the A47, as well as the A11, which in turn gives regional access to the A14 and M11.

Great Yarmouth is a town of circa 100,000 population. The town is known for its River Port and deep-water port which has been a focus for oil and gas decommissioning and the construction, resupply and servicing of off-shore solar wind farms in the southern north sea. Other sectors with strong representation within the town are tourism, hospitality and leisure.

The town benefits from a Railway Station, and its branch line to Norwich from where services to London take between 1hr 45 mins – 2 hrs. Norwich Airport is approximately 35 miles away to the east via the A47 and A1270.

The town has received significant infrastructure investment over recent years with the construction of the nearby 'Third River Crossing', nearing completion which improves road connectivity to and from the site, and the Environment Agency's flood defence works around the river harbour area, safeguarding low level port areas against flood risks up to the level of current projected 200 year flood events.



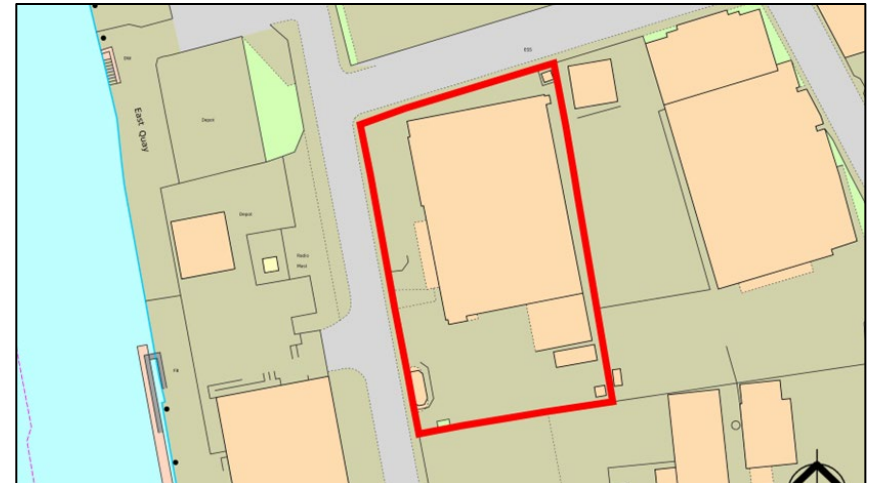
DESCRIPTION

The property comprises a warehouse premises with ancillary offices over two storeys within a self-contained site with concrete yard secured by palisade fencing. There are two vehicle access points from South Denes Road and one from Salmon Road, each secured by steel grille gates.

The property is of brick faced masonry to lower elevation with profile steel sheet upper elevations under a dual pitched roof clad with profile laminate steel sheet panels supported by a steel frame. Fenestration to the offices, including the pedestrian door to the reception hallway is of UPVC double glazing. The main roller shutter loading area benefits from a covered loading area of laminate profile steel sheet on three sides and roof.

Internally the accommodation is based around the warehouse / production area with painted concrete floor. The interior benefits from an internal sheet lining positioned behind the sub frame to ceilings and elevations. Ancillary accommodation provided includes offices over two floors with WCs and kitchens. Undecorated first floor areas suitable for light storage or conversion to offices, ground floor butchery/meat unit, payment office and drink store (from its historic use supplying the catering trade), un/loading bay and a minority area containing walk in chillers units. Office accommodation has carpeted and laminate floors, painted walls, reflecting light panel set within the suspended ceiling, and perimeter trunking.

Externally there is a concrete yard, with designated parking and a further wholesale customer entrance accessed via a covered ramp. The position of the building in the north-east corner of the site maximises external space utility. There is also a gate house, in overall derelict condition, which the vendors understand to be a legacy building from a previous use of the site. This structure offers potential for refurbishment.



FLOOR AREAS, EAVES HEIGHT & SITE AREA

	Area Sq M	Area Sq Ft
Ground Floor	2,249	24,210
First Floor	277	2,982
Loading Bay	207	2227
Total	2,733	29,418

Section of the property (company designation)	Headroom / Eaves Height
To frame	5.5m
To eaves	6.78m
To apex (frame)	9.5m

The property occupies a site of 1.32 acres (0.534 Ha).

The site is rectangular, flat and level over the majority of its area, although slopes downwards to South Denes Road along its western boundary.

PLANNING

The property is within an area administered by Great Yarmouth Borough Council. The property appears to have the benefit of planning permission dating from June 2006 under reference 06/05/0701/F which permitted the development of a warehouse/wholesale building with associated parking and yard. A separate grant of planning relates to the loading extension.

BUSINESS RATES

The property is assessed under the following reference: Savoy Catering Supplies, Nelsons Yard, South Denes Road, Great Yarmouth, Warehouse & Premise with a Ratable Value of £127,000

TENURE

The property is held freehold.

VACANT POSSESSION

The property is offered with vacant possession.



EPCS

The current EPC is valid until 20 September 2030 – EPC Rating C

LEGAL COSTS

Each party is to bear their own legal costs.

SALE PROCESS

It is intended that the property will be sold by way of private treaty.

The vendors are not bound to accept the highest, or indeed any offer received.

TERMS

Offers in the region of **£2,000,000** are invited for the freehold interest.

FURTHER INFORMATION

Additional information is available from the sole marketing agents, and any requests for further information should be made via the agents.

VIEWINGS

Strictly via the sole agents, Hilco Global Real Estate Advisory.

CONTACTS:

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