


GREENTREES CARAVAN STORE

 *Hurn Road, Dereham, Norfolk, NR19 1WD*

FREEHOLD: GUIDE PRICE: £2,000,000

NEW LEASE: £150,000 PER ANNUM





GREEN TRAILS
caravanstore

GREEN TRAILS
caravanstore

- Caravan Hire & Sales
- Caravan Repairs
- Caravan Accessories



KEY INVESTMENT HIGHLIGHTS

- Circa 2 acre site in main A Road position
- High specification modern building
- Prime site located between Norwich and Kings Lynn
- Buildings constructed in 2000 and offer 667sqm (7,178sqft) of retail, workshops and office space.
- Available freehold or on a new lease
- Customer parking and large forecourt giving space for around 120 caravans



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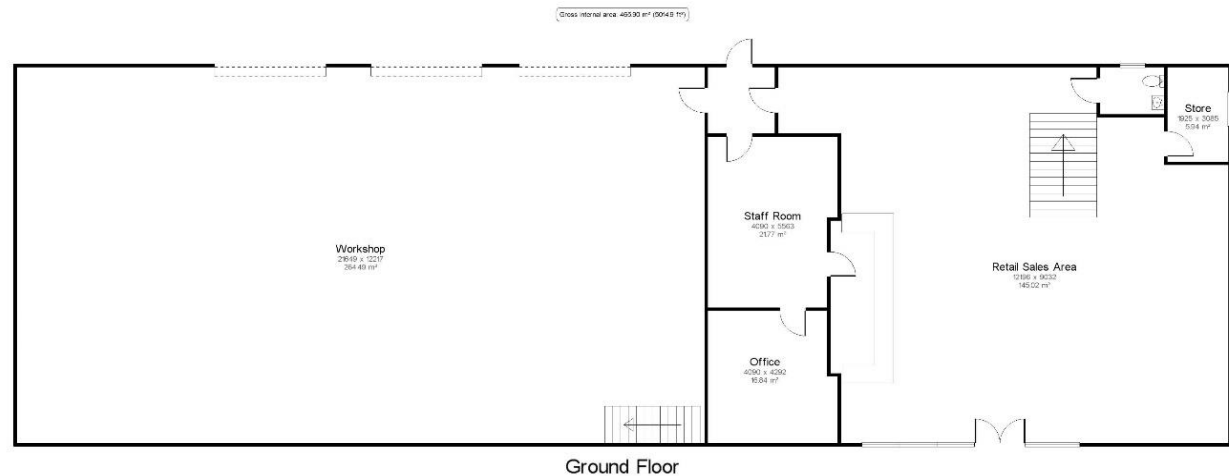
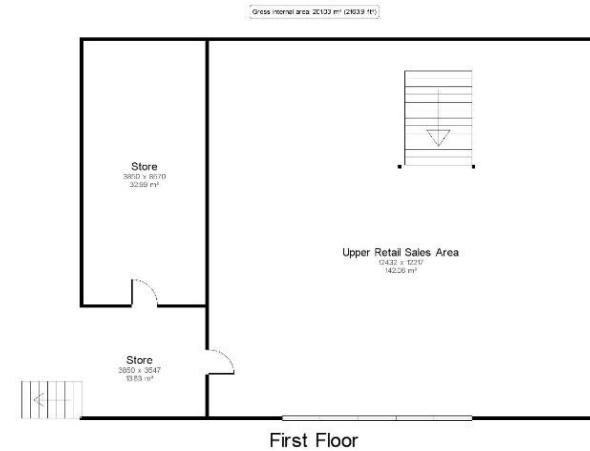
[TO TAKE A VIRTUAL TOUR
OF THE PROPERTY.](#)

The building was erected in 2000 and offers 667sqm (7,178sqft) of retail, office and workshop space.

The external areas are well designed with great signage and dedicated drop off zones, ample customer parking with easy level access to the showroom. To the rear of the main building is a large level, caravan display area which is clearly visible from the A47.

The site has high quality security including an electronically controlled access gate to the premises, perimeter fencing and CCTV equipment.

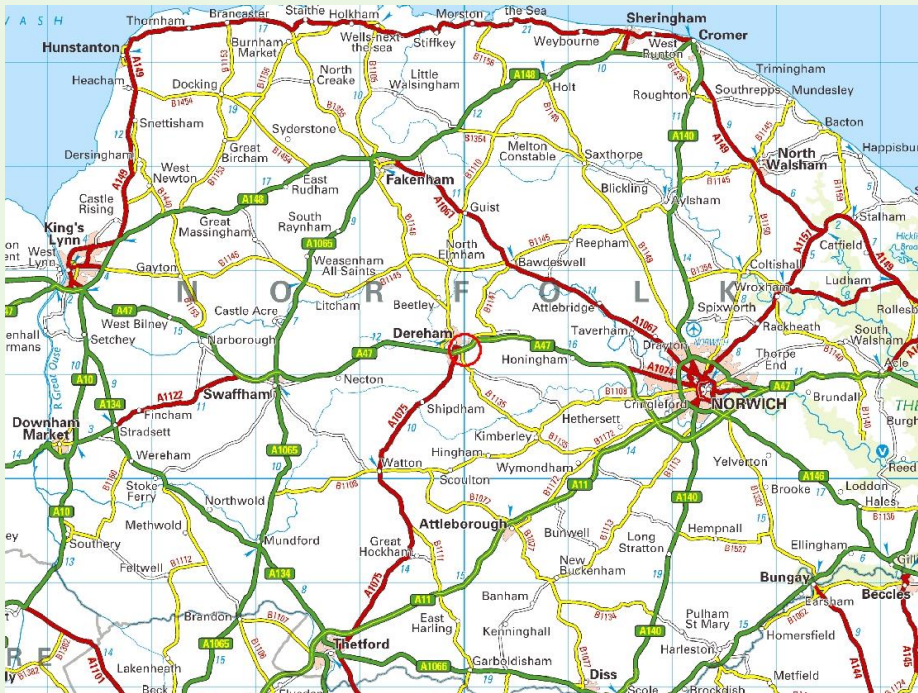
The owners also have an additional workshop to the right of the main showroom, which the owners intend to retain, but would consider leasing, if it is required by the purchasers.

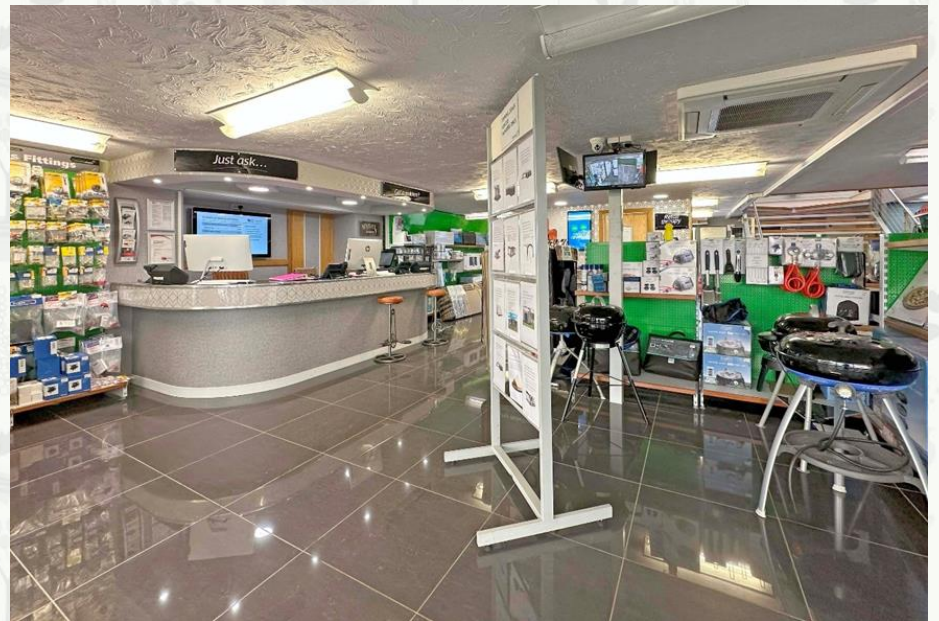


LOCATION

The property is located on the A47 on the outskirts of Dereham and around 15 miles from the regional capital of Norwich. The latest census data shows there to be 383,746 people living within a 25km radius of the site

The Norfolk area is a particularly popular holiday destination with people visiting the Norfolk Broads and the Norfolk Coast which is designated an area of outstanding natural beauty.







Business Rates

Business Rates - the business has a rateable value of £41,750.

EPC

Energy Rating C 51



CONTACT

No direct approach may be made to the business.
For an appointment to view, please contact the
vendor's agent:

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E tom.glanvill@christie.com

CONDITIONS OF THESE PARTICULARS

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