



Aldreds
Estate Agents

Riverside Works Riverside Road
Gorleston, Great Yarmouth, Norfolk NR31 6PX
£300,000

**- FREEHOLD FOR SALE -
WORKSHOP WITH CAR PARKING**

Riverside Works Riverside Road

-FOR SALE-

WORKSHOP WITH CAR PARKING

After 50 years in business these premises are now available due to the planned retirement of the owner. Conveniently located to the west side of Riverside Road in Gorleston, the property has been used as a joinery workshop with machinery heating and three phase electricity.

The workshops are accessed via two roller shutter doors (3.7m wide x 2.9m high) and (3.0m wide x 2.1m high). Height to underside of eaves of approximately 3.0m.

Accommodation

Workshop 1 2,668 sq. ft 247.9 sq. m

Workshop 2 2,665 sq. ft 246.7 sq. m

Kitchenette and WC 240 sq. ft 22.4 sq. m

Total 5,563 Sq. Ft 517.0 Sq. M

Location

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

The High Street is currently home to a number of national occupiers such as Q.D., Greggs, Boots, Card Factory, Costa Coffee, Subway, KFC, Peacocks, Iceland and Superdrug.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

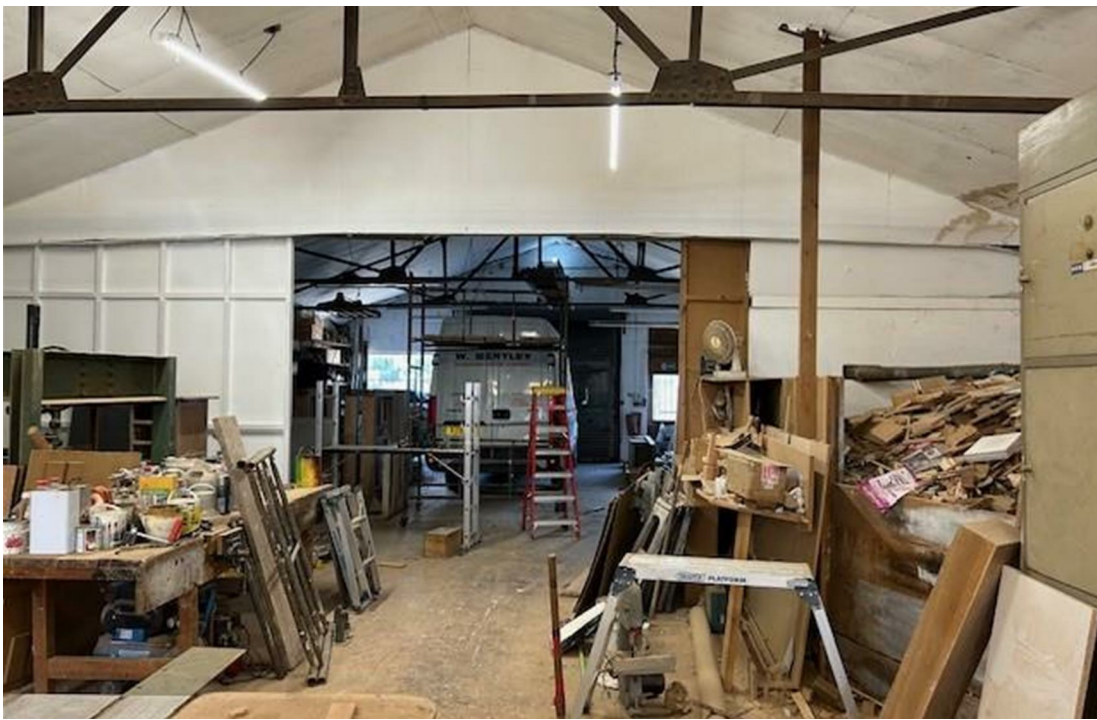
Services

Mains water, electricity (three phase), and drainage are connected to the property.

Tenure

Freehold. Land Registry Title Number NK48152.





Terms

The freehold interest is offered for sale at a guide price of £375,000 (subject to contract).

Possession

Vacant possession upon completion.

Planning

Use E – 'Commercial, Business and Service' which includes the current light industrial use.

Business Rates

Rateable value £8,900. The current occupier pays £0 per annum and a purchaser could be eligible for the same upon successful application to Great Yarmouth Borough Council.

EPC

An EPC has been ordered. Further details available from the agent.

VAT

We understand that VAT will not be applicable to the purchase price.

Legal Costs

Both parties will be responsible for their own legal costs.

Anti-Money Laundering

In accordance with the latest Anti-Money Laundering Legislation, the prospective buyer will be required to provide proof of identity, address and funds to the selling agents prior to instructing solicitors.

Agent Details

Agent Details

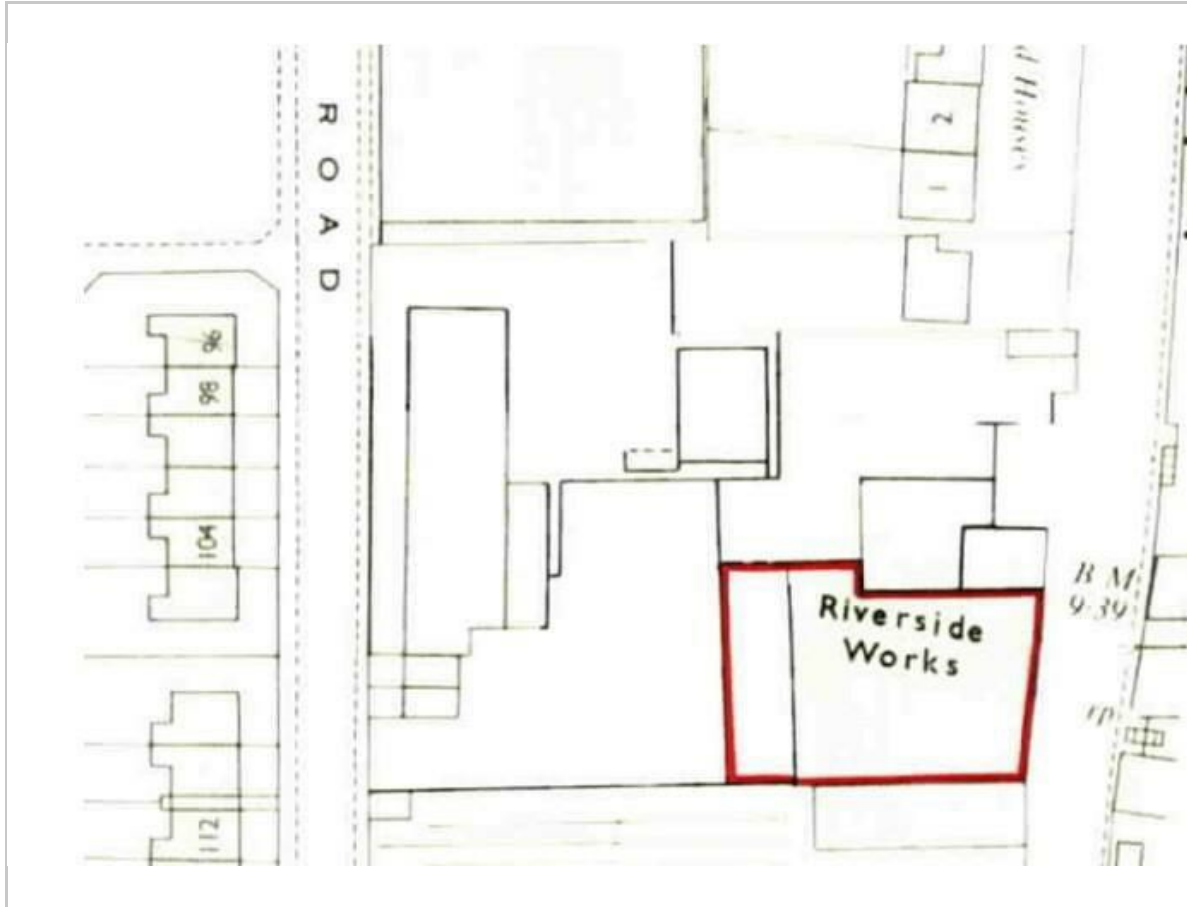
For further details please contact:

Mark Duffield BSc FRICS

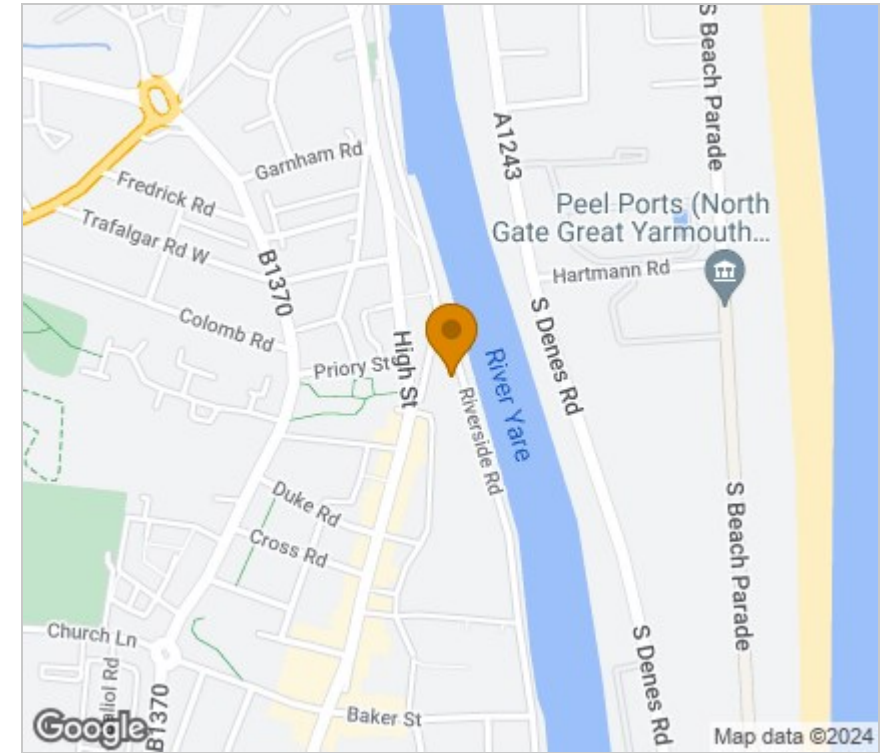
01493 844891

Mark.duffield@aldreds.co.uk

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Viewing

Please contact our Aldreds Great Yarmouth Office on 01493 844891 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are travelling some distance please check with Aldreds on the issue of availability prior to travelling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 844891 Email: yarmouth@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA