



Location

The property is located on the popular Hellesdon Park Industrial Estate, which itself is located approximately 2.5 miles to the northwest of Norwich city centre.

The Estate is accessed off the A1067 Drayton to Fakenham Road, close to the junction with the A140 outer ring road and opposite Asda Supermarket. Occupiers of note on the estate include DHL, Wolseley, Wex, Heritage Wills, Watts Marketing and Edmundson Electrical.

Description

The property comprises a detached, single-storey, purpose-built office building let to a care agency. The property has the following features:

- Large site area of approx. 0.24 acres.
- Fully fitted offices with reception and kitchen facilities.
- Dedicated parking area for 8-10 cars.
- Secure, gated entrance.
- Extensive rear lawn/garden area.
- Potential development plot s.t.p.

Accommodation

The property has an approximate net internal floor area of **1,865 sq ft (173.3 sq m)**.

Tenure & Terms

The property is being offered for sale, on a freehold basis as an investment, subject to the current lease to Cera Care Operations Limited.

The lease is for 5 years from 1st January 2023 at a rent of £23,500 pax with a rent review and tenant only break in 2026. Further information is available on application.

Price

£270,000 plus VAT, which represents a net initial yield of 8.5% after allowing for purchaser's costs of 1.8% plus SDLT.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (119). A full copy of the certificate is available upon request.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class in the future. There is also potential to create further accommodation on the land, subject to planning. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

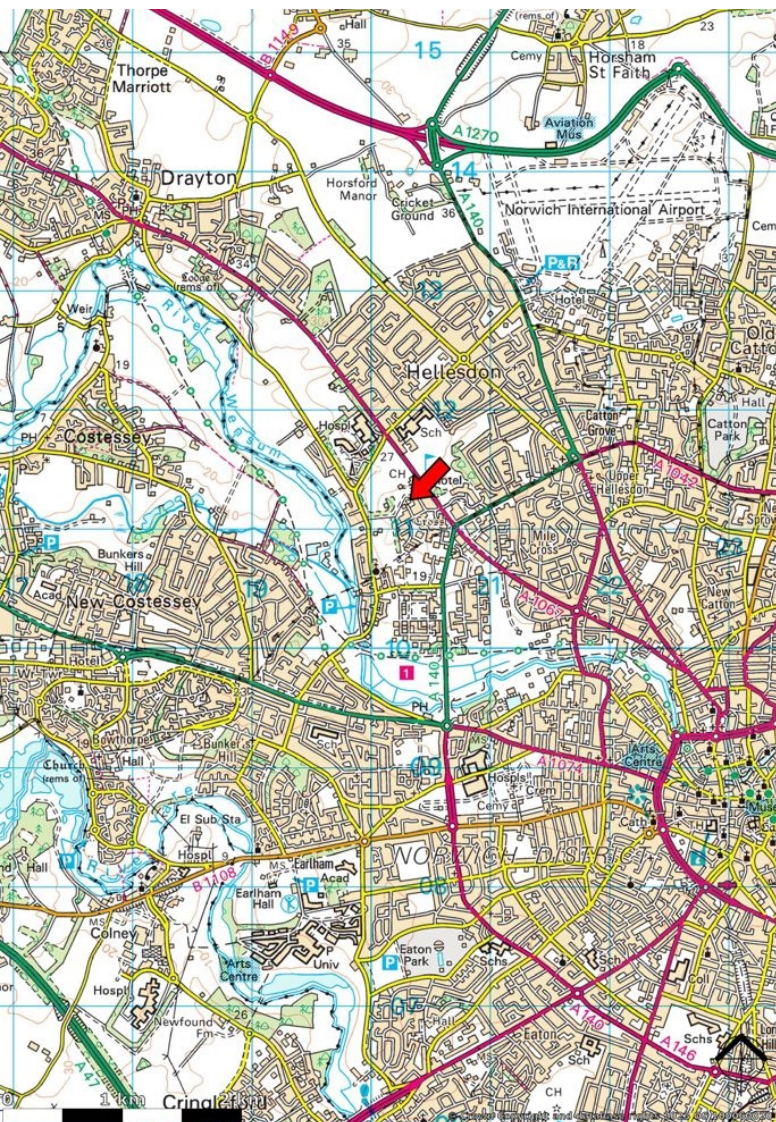
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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

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SUBJECT TO CONTRACT
 You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk



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