

FREEHOLD FOR SALE

BIDWELLS

ROCHE

UNITS
82 TO 87

THE FORMER BIG PRAWN CO LTD FACTORY

UNITS 1A TO 1D, 2A & 2B, 82 TO 87 AND CAR PARK
MARRIOTT WAY, MELTON CONSTABLE, NR24 2BT

EXTENSIVE FOOD PRODUCTION/WAREHOUSE PREMISES

4,214 TO 49,872 SQ FT (391 TO 4,633 SQ M)

- Available as a whole or will split
- Minimum eaves 3.39 to 5.45m
- Previously used for food production
- Generous yard space and separate parking/storage facility

Location

Melton Constable is situated in North Norfolk between Fakenham, Holt and Aylsham approximately 22 miles north-west of Norwich and 30 miles northeast of King's Lynn.

The property is located on an established industrial estate with access from Marriott Way.

Nearby occupiers include Blakely Clothing Company and North Norfolk Vehicle Solutions.

Melton Constable to Fakenham - 9.2 Miles

Melton Constable to Cromer - 14.4 Miles

Melton Constable to Norwich - 21 Miles



Description and Accommodation

The property is arranged across four distinct parts, as set out below:

UNITS 1A TO 1D

This is a terrace of small warehouses/light industrial units that have been partially knocked through internally.

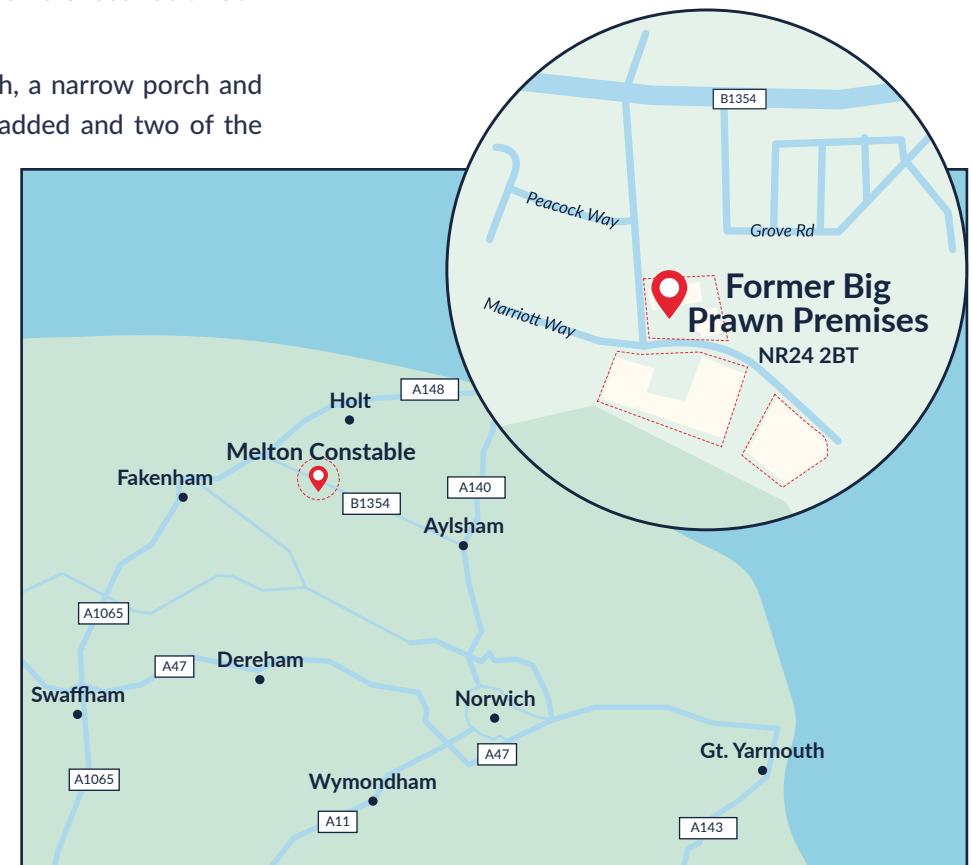
They are estimated to have been built in the late 1980s and are of brick and blockwork construction with a steel portal frame and profile sheet roof. Each individual unit is circa 1,500 sq ft.

As well as being knocked through, a narrow porch and side wash down bay have been added and two of the

front four roller doors have been removed. There is a low height roller door to the rear of Unit 1A.

Each unit has 3-phase power and there are LED lights throughout. The roof is largely covered with a solar array. There are no WCs.

The minimum eaves height is approximately 3.39 metres. The overall gross internal floor area is approximately is 6,464 sq ft (600.49 sq m).





UNITS 2A TO 2B

Formerly two separate units these have been reconfigured internally to be operated as one unit but with various partitioned sections/areas and there is a front extension with two electric roller doors.

The building is assumed to be of blockwork construction with steel portal frame and profile sheet roof again built in the circa 1980s.

The unit has a 250-amp 3-phase power supply and a solar array on the roof. This unit also has WC facilities.

The gross internal area is approximately 4,214 sq ft (391.44 sq m).

Units 1A to 1D and 2A & 2B share a secure yard with palisade fencing to the northern side of Marriott Way. The remainder of the available sites are to the south side of Marriott Way.





UNITS 82 TO 87

The units form the main part of the former Big Prawn production area. A modern central unit along the southern edge of the site, which connects two existing units that are over-clad with metal profile sheeting to the elevations and roofs.

Internally there are four main areas – the lean-to, a dry store, a dispatch area and then the main factory area

(which includes a large cold store, offices and a canteen). Each of these areas have their own roller doors, all of which are electric apart from the door to the lean-to.

There are two 250-amp 3-phase power supplies to these buildings. There are no WCs, albeit we understand there are external connections to the front yard. The buildings are assumed to be of steel portal frame construction with the original cladding being asbestos cement.

Externally, to the front there is an ample central service yard providing parking and turning space for deliveries.

The total gross internal floor area is approximately 39,195 sq ft (3,641.28 sq m).



To summarise, using measurements taken on site, we calculate the overall following Gross Internal Areas as:

Units 1A to 1D	600.49 sq m	6,464 sq ft
Units 2A & 2B	391.44 sq m	4,214 sq ft
Units 82 to 87	3,641.28 sq m	39,195 sq ft
Total	4,633.21 sq m	49,872 sq ft



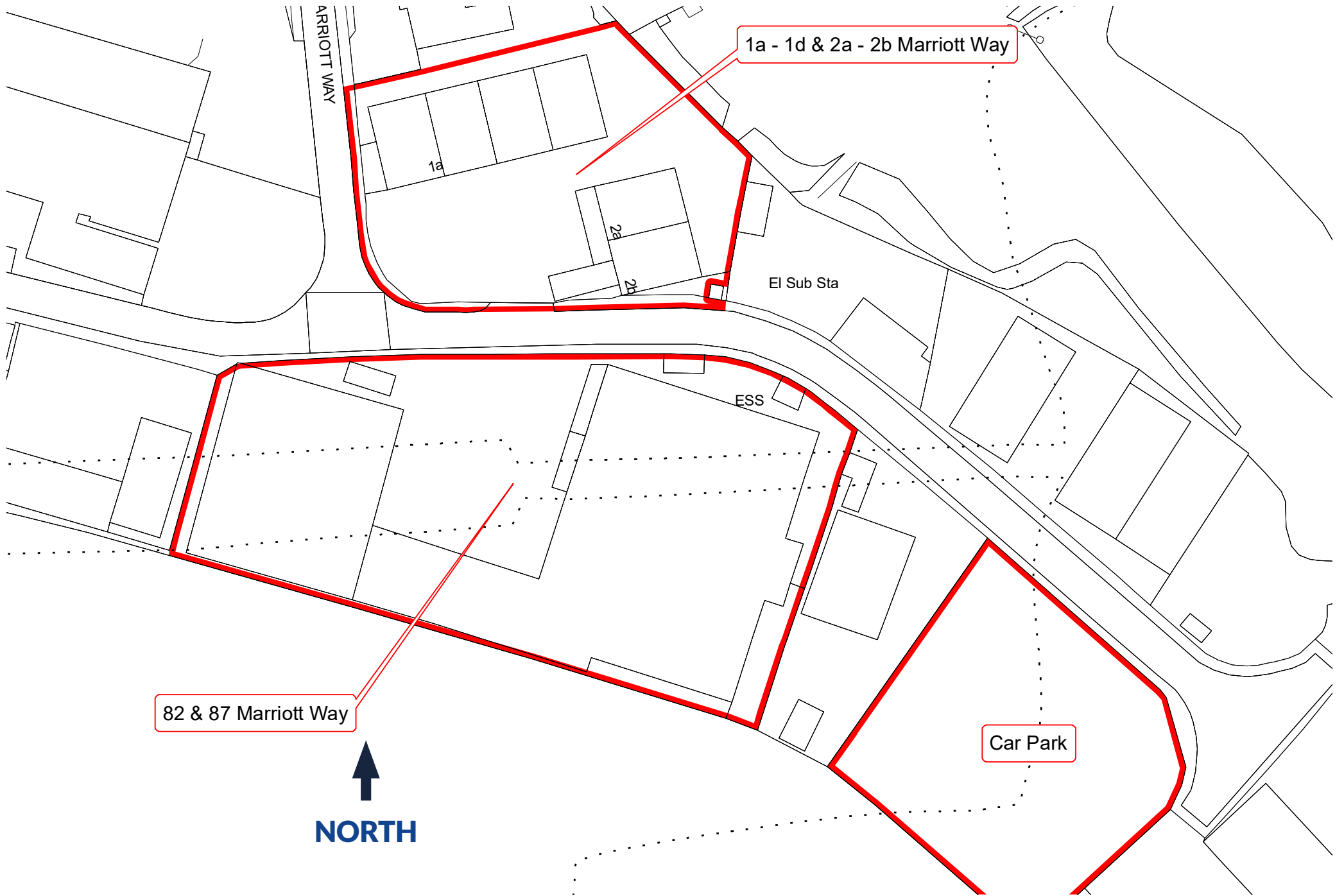
CAR PARK/YARD

This area is to the south-western end of the estate road and comprises open storage land/car park with a hard-core surface.

There are utilities to site including water and electricity. The water is disconnected but we are told can easily be reinstated. There are floodlights to the site.

The car park is secured by way of palisade fencing to three-quarters of the site with a post and wire fence to the rear (along the field boundary).

The gross site area is approximately 0.617 acres (0.25 hectares).



Additional Information

Services

We understand the sites are connected to and connections are available to mains electricity, water and drainage.

Planning

The property is located on an established industrial estate which is designated for employment uses. It is assumed that the units have warehouse and light industrial use falling within Use Class E or B2. Prospective purchasers should make their own enquiries of the local planning authority – North Norfolk District Council.

EPCs

Unit 1 (1A to 1D)

Certificate valid until 30 November 2024.
Asset rating B43.

Unit 2B (2A & 2B)

Certificate valid until 30 November 2024.
Asset rating B34.

Units 82 to 87

Certificate valid until 25 September 2033.
Asset rating B48.



Business Rates

Units 1A to 1D, 2A & 2B – Rateable Value of £50,500.

Units 82 to 87 – Rateable Value of £94,000.

The Big Prawn car park – no assessment shown.

We recommend that interested parties make their own enquiries to North Norfolk District Council.

Viewings and Further Information

For viewings or further information please contact the joint selling agents. Details below.

Tenure/Terms

The properties are available for sale, freehold with vacant possession. Preference is for a sale of the whole but consideration will be given to a sale in part. Price on application to the joint agents.

Legal Costs

Each party will be responsible for their own legal costs.

VAT

VAT will be levied on the sale price(s).

Bidwells

Chris Squirrel

01603 229 323

07887 830 124

chris.squirrel@bidwells.co.uk

Roche

Graham Jones

01603 756 338

07496 164 609

grahamj@rochecs.co.uk



Bidwells LLP and Roche Chartered Surveyors act for themselves and for the vendors/landlords of this property, whose agents they are, give notice that:

Nothing contained in these particulars or their contents or actions, both verbally or in writing, by Bidwells LLP and Roche Chartered Surveyors form any offer or contract, liability or implied obligation to any applicants, viewing parties or prospective purchasers of the property to the fullest extent permitted by law and should not be relied upon as statements or representative of fact. No person in the employment of Bidwells LLP or any joint agents has authority to make or give any representation or warranty whatever in relation to this property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only, may not be to scale and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Bidwells LLP or Roche Chartered Surveyors has not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. All rentals and prices are quoted exclusive of VAT unless otherwise stated.

Prospective purchasers and tenants will be asked to produce identification of the intended purchaser/tenant and other documentation in order to support any conditional offers submitted to the vendors. Bidwells LLP or Roche Chartered Surveyors accepts no liability of any type arising from your delay or other lack of co-operation. We may hold your name on our database unless you instruct us otherwise.