



## Location

The Livestock Market is located off Hall Road to the south of Norwich city centre, close to Ipswich Road, the outer ring road and the A47 Southern By-pass. It is a very well located estate with a mix of retail warehousing, motor trade, trade counter, industrial and distribution uses. With its proximity to the outer ring road and the A47, the estate is easily accessible from most locations in the Norwich area. Nearby occupiers include **Porsche, B&Q, The Range, B&M, Calor Gas** and **Enterprise Car Rentals**.

## Description

The property comprises a detached industrial unit of steel portal frame construction with offices on two levels at the front. It occupies a rectangular plot of approximately 0.48 acres which includes a fenced and gated front delivery yard, gravelled visitor parking area and extensive fenced and concreted yard/parking area to the side of approximately 0.185 acres.

The property has the following specification and features:

- Eaves height approx 19.2 feet (5.85 metres) between frame
- Elevations of cavity brick/block with lined profiled cladding
- Pitched lined roof with profiled cladding and roof lights
- Electric roller shutter loading door to front, smaller door to rear
- Extensive mezzanine to warehouse - adaptable/removable
- High level lighting to warehouse and underside of mezzanine
- 3-phase power supply
- Office and workshop toilets and first floor kitchen

**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](http://www.commercialleasecode.co.uk)

## Accommodation

The property has the following approximate areas on a gross internal basis:

Ground Floor Warehouse & Offices	499.67 sq m	5,378 sq ft
First Floor Offices & Kitchen	67.73 sq m	729 sq ft
Total GIA excluding Mezzanine	567.40 sq m	6,107 sq ft
Mezzanine Storage	301.15 sq m	3,242 sq ft
Total GIA including Mezzanine	868.55 sq m	9,349 sq ft

## Tenure & Terms

The property is offered by way of a new full repairing and insuring sub-lease for a term to be agreed at a rent of **£60,000** pa exclusive of VAT.

Alternatively, a sale of the long leasehold interest will be considered. The leasehold interest has an unexpired term of over 55 years, until November 2079, at a current ground rent of £14,250 pa subject to 5 yearly reviews to 12.9% of rental value the building and 100% of the value of the side yard. Offers in the region of **£425,000** are invited.

## EPC

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

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £32,750. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Viewings & Further Information

**James Allen**  
**Roche Chartered Surveyors**  
01603 756332 / 07778 297298  
[jamesa@rochecs.co.uk](mailto:jamesa@rochecs.co.uk)

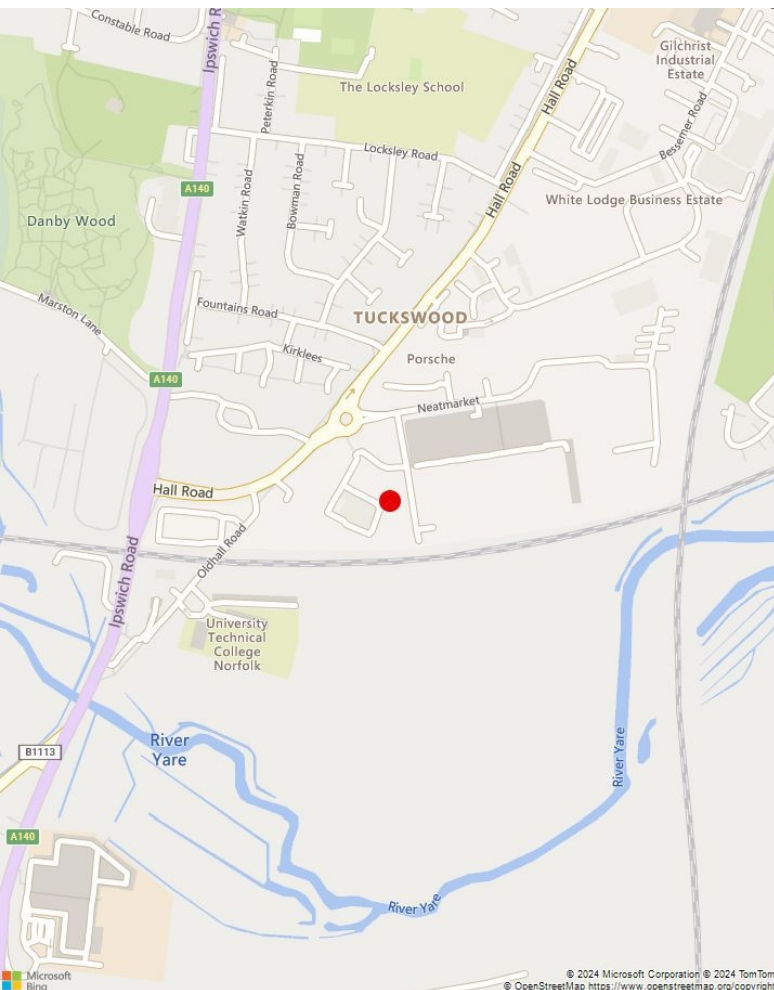
**Richard Daniels**  
**Richard Lionel & Partners**  
07956 599 037

## Legal Costs

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

**Ben Common**  
**Roche Chartered Surveyors**  
01603 756340 / 07917 762230  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)

**Barry Smith**  
**Richard Lionel & Partners**  
07779 306355



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**IMPORTANT NOTICE**

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- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference 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.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property





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