



### Location

Wymondham is a thriving market town located approximately 9 miles south of Norwich and is the largest settlement in the South Norfolk district with a resident population of 17,496 (2021 census). Being located on the A11 corridor, the town has the benefit of good road links to the city of Norwich and to the south.

The property is located at the end of the Bridge Industrial Estate, off Silfield Road, to the south of Wymondham town centre and close to the train station. Occupiers on the estate and in close proximity include Jewson, JCB, MedPro and Co-op.

### Description

The property comprises a warehouse/industrial unit with land, due to undergo refurbishment with the following features and specification:

- Large secure rear yard with total site area of approx. 1 acre
- Warehouse with min eaves of 4.1 metres
- 3-phase power
- LED lighting
- Ancillary offices, staff room and WC's
- Mezzanine storage area and compressor house
- Roller shutter loading door

### Accommodation

The property has a total gross internal floor area of approximately **3,412 sq ft (316.9 sq m)**.

The total site area is approximately **1 acre (stms)**.

### Tenure & Terms

The property is available for sale, freehold with vacant possession, or to let on a new full repairing and insuring lease for a term to be agreed. VAT will be payable on the sale price or rent.

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

### Sale Price & Rent

Sale Price - **£450,000**

Rent - **£35,000 Per annum exclusive**

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (72). A full copy of the certificate is available upon request.

**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)

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £13,500. 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.

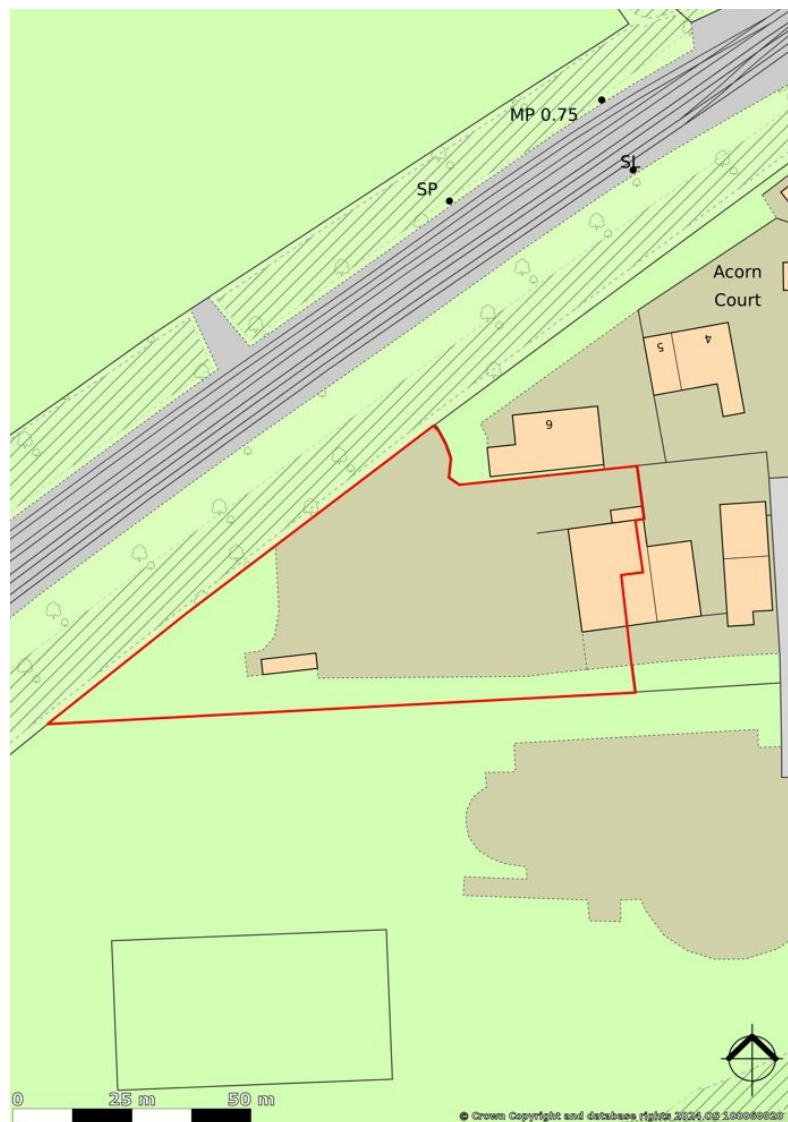
## Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
01603 756338 / 07496 164609  
[grahamj@rochecs.co.uk](mailto:grahamj@rochecs.co.uk)

## Legal Costs

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

**Hiedi Collis**  
**Roche Chartered Surveyors**  
01603 756343 / 07474 469929  
[hiedic@rochecs.co.uk](mailto:hiedic@rochecs.co.uk)



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)



#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

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



#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- 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.
- 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.
- 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.