

FREEHOLD WAREHOUSE

PART LET



ENTERPRISE WAY

FAKENHAM, NR21 8SN

- FREEHOLD INDUSTRIAL PREMISES WITH INCOME FROM UK PLUMBING SUPPLIES LTD.
- SITE AREA OF 2.4 ACRES.
- MAJORITY OF WAREHOUSE VACANT AND AVAILABLE FOR OCCUPATION.
- POPULAR TRADE PARK WITH NEARBY OCCUPIERS INCLUDING B&Q, THURLOW NUNN AND BUSSEYS.

Location:

The property is located on Enterprise Way, which is located to the east of Fakenham town centre and within close proximity to the principal business parks and out of town retailing. Nearby occupiers include B & Q, Morrisons and Lidl, with the George Edwards Road Business Park to the south of the site.

Fakenham is located to the north-west of Norwich (25 miles) and to the east of King's Lynn (38 miles). The town covers a wide catchment area and is one of the principal areas for housing growth in North Norfolk District Council (proposal for over 700 new houses).



Description:

The property comprises a detached warehouse sitting on a site of 2.4 acres. The warehouse was previously used for trade counter use and part is presently let.

The property is of traditional portal frame construction with plastic-coated insulated roofing and a combination of brick and plastic-coated insulated panelling.

The property provides the following:

- Reception area with trade counter.
- Male and female W.Cs.
- Separate office.
- Loading to side elevation.
- Substantial concrete yard.

Accommodation:

The property has the following gross internal floor areas:

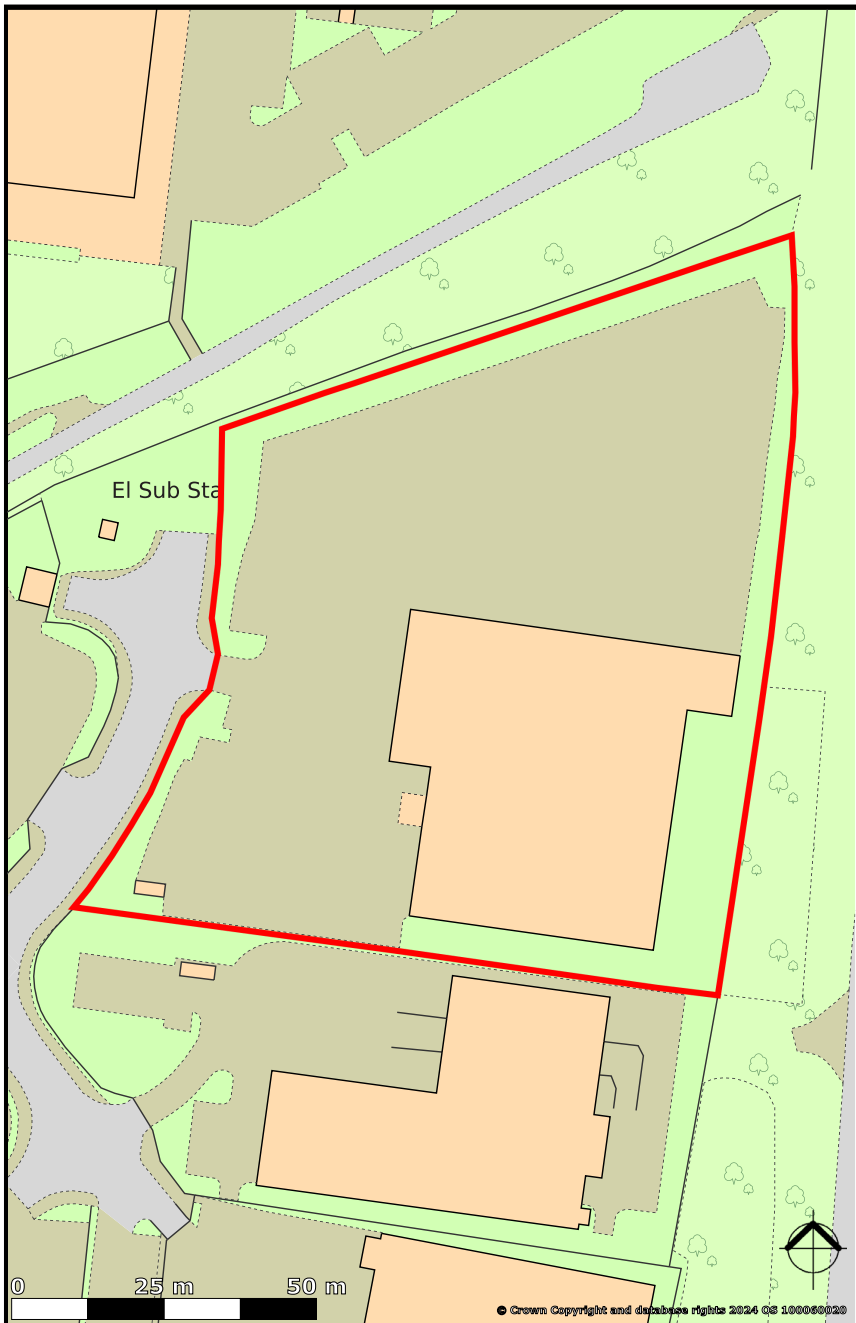
	Sq ft	Sq m
Vacant warehousing	19,708	1,831
Area let to UK Plumbing Services	4,306	400
Total Floor Area:	24,014	2,231

Tenancy:

The property is vacant save for the area let to UK Plumbing Services under the following terms:

Landlord	SGPD Property Holdings Limited (now Stark)
Tenant	UK Plumbing Supplies Limited (Graham's)
Lease Commencement	27 July 2021
Rent	£17,288 per annum
Rent Review & Breaks	There is a review and a break at the end of the 5th year.

The lease is excluded from the 1954 Landlord & Tenant Act Security.



Location Plan:





ROCHE

Tenure:

Freehold

V.A.T.

The property is elected for VAT, therefore VAT will be payable on the purchase price.

Energy Performance Certificate:

The property has an EPC rating of C.

Terms:

Our clients are seeking offers in the region of £2 million, subject to contract.

Viewing & Further Information:

Strictly by appointment via the sole agents:

Sam Kingston

Roche Chartered Surveyors

Tel: 07796 262472

Email: samk@rochecs.co.uk

Chris Watkins

Roche Chartered Surveyors

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