

Freehold For Sale

Guide Price : £550,000 subject to contract

Anglian House, Admiralty Road, Great Yarmouth, Norfolk NR30 3DY



- For Sale -

Large Corner Situated Workshops, Studios and Stores Building

- Close to commercial river harbour and the new 3rd river crossing
- 1,593 sq m (17,140 sq ft)
- Mixed workshops, studios and stores over three floors
- Vehicular access into the building on two sides

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Bridge for Third River Crossing

Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling time. The town is the third largest UK seaside destination and it also adjoins the well known Norfolk Broads National Park.

Great Yarmouth is a major employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the offshore oil and gas industry.

The area has been enhanced in recent years by a steady programme of road improvements which have provided a vastly improved road link to London, the industrial centres of the Midlands and the North. A third river crossing (Herring Bridge) has now been completed.

Description

The property occupies a prominent corner position at the junction of Admiralty Road with Sutton Road and Sutton Road with Middle Road East.

The building has vehicular access from both Admiralty Road and Middle Road East and with additional entrances from these two road and Sutton Road.

The accommodation totals in excess of 17,000 sq ft over three floors and with the building split into a variety of sizes of workshops, studios and stores.

Accommodation

	Floor areas from Valuation Office	
Ground floor	8,414 sq. ft	782 sq. m
First floor	7,650 sq. ft	711 sq. m
Second floor	1,076 sq. ft	100 sq. m
Total	17,140 Sq. Ft	1,593 Sq. M

Services

Mains water, electricity and drainage and 3 phase electricity are connected to the property.

Tenure

Freehold (Land Registry Title Number NK433284).

Terms

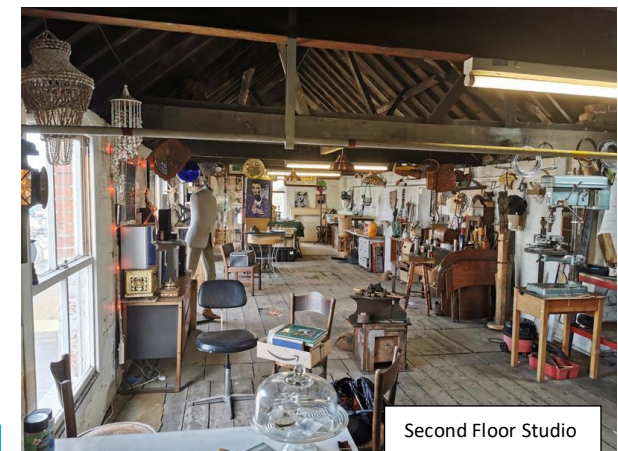
The freehold interest is offered for sale at a guide price of £550,000 (subject to contract).



Ground Floor Workshop



First Floor Store



Second Floor Studio

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Possession

The property is intended to be sold with full vacant possession.

Planning

E - Commercial, Business and Service.

Business Rates

The property is currently assessed with nine separate rating assessments. These total R.V. £43,000 (not what is payable). We understand the various recent and current occupiers have been paying £0.

EPC

An EPC is not required as there is no heating in the building.

VAT

We understand that VAT will not be applicable to the purchase price.

Legal Costs

Both parties will be responsible for their own legal costs.

Anti-Money Laundering

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



Admiralty Road Entrance



Middle Road East Entrance

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Third River Crossing

Agent Details

For further details please contact:

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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

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