

Freehold For Sale

Guide Price : £500,000

Unit 1, James Watt Close, Great Yarmouth, Norfolk NR31 0NX



- FOR SALE - WAREHOUSE / OFFICE UNIT GATED SIDE YARD FORECOURT PARKING

- High eaves warehouse
- Ground and first floor offices
5,278 sq ft (490.5 sq m)
- Forecourt car parking and side yard
- Site area 0.2 acre / 0.09 hectare
- Located on popular industrial estate
- Good access to the A47

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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Great Yarmouth

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.

Location

James Watt Close is part of the well established Gapton Hall Industrial Estate with easy access to A47 and with a wide variety of different businesses including Armultra, Signwaves, Matthews Transport, Johnson Controls and a number of vehicle dealerships.

Close by is Gapton Hall Retail Park with national retailers including Marks & Spencers, Sports Direct, Next, TK Maxx, Boots, Superdrug, The Range, MacDonalds and Costa and with Pizza Hut, Starbucks and Halfords close by.

Description

Comprising a large semi-detached industrial unit positioned on a good size plot providing front car parking and side yard. The unit is of traditional steel portal frame construction with part brick/block and part corrugated clad elevations beneath a pitched insulated roof incorporating roof lights.

Within the front of the building is a reception area which leads to ground and first floor offices. The offices are of a good standard with carpeting, fluorescent lighting, heating and IT points. Toilet facilities are on both levels.

The warehouse area is accessed from the side yard. There is a minimum eaves height of 5.1m. The roller shutter door measures approximately 4.0m x 4.5m high.

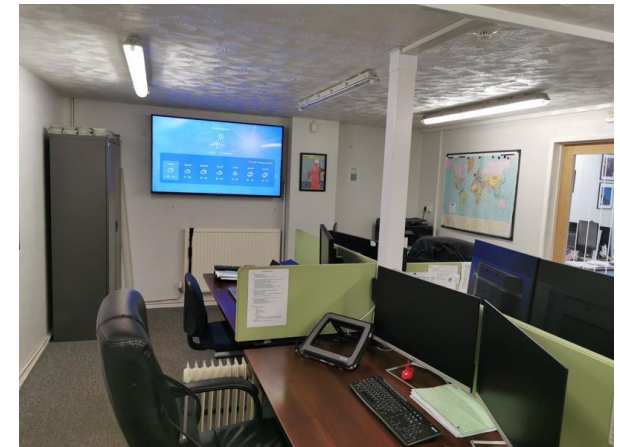
Car parking to the front is marked for 9 vehicles. The side yard area is concrete surfaced and fenced with double gates to the front.

Accommodation - (Gross internal)

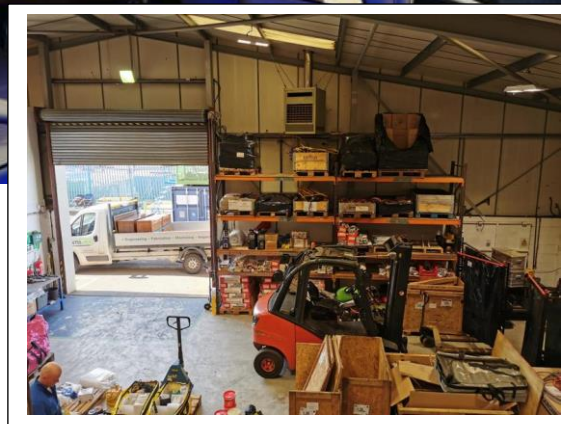
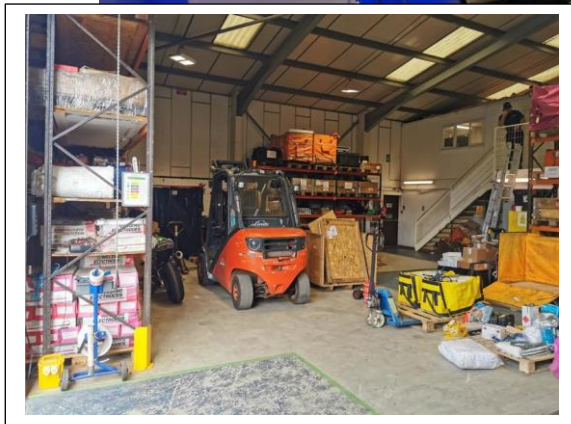
Ground floor warehouse and offices	3,495 sq. ft	324.8 sq. m
First floor offices and light storage	1,783 sq. ft	165.7 sq. m
Total	5,278 Sq. Ft	490.5 Sq. M

Services

Mains water, electricity and drainage are connected to the property. The offices have a wet radiator system and with a warm air blower in the warehouse both from calor gas bottles.



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Tenure

Freehold. Land Registry Title Number: NK483591.

Terms

The freehold interest is offered for sale at a guide price of £500,000 (subject to contract).

Possession

Vacant possession upon completion.

Planning

Class E - Commercial, Business and Service.

Business Rates

R.V. £20,750. Rates payable approximately £10,355 for the current year.

EPC

The Property has an Energy Performance Rating of "D" (Rating 78). The Certificate and Recommendation Report are available upon request.

VAT

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

Legal Costs

Each party to 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.

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Agent Details

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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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