

Freehold For Sale

Guide Price : £295,000

Workshop, Midland Road, North Walsham, Norfolk NR28 9JR



- FOR SALE - Warehouse / Workshop with Offices

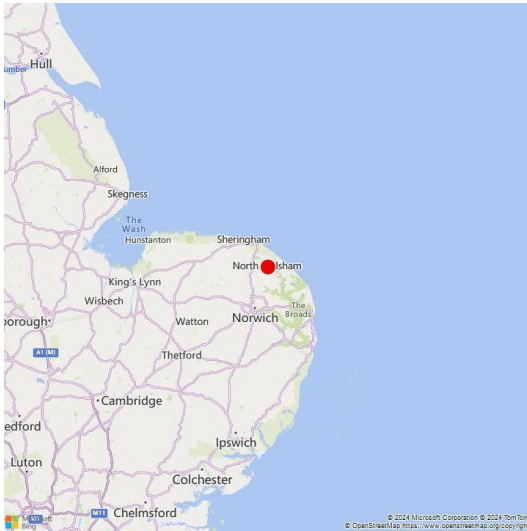
- Self-contained detached unit
- Workshop
- Production Room
- First floor offices
- Gross internal area 208.6 sq m / 2,245 sq ft
- Up and over door loading 3m x 3.7m
- Eaves height 4.8m
- Three phase electricity
- Modern construction to good specification

info@eastcommercial.co.uk
Tel: 01493 853853



First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

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Location

North Walsham is a Broadland town with a full range of facilities which include a variety of shops, post office, health centres, schools and a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus and train service to Great Yarmouth, Norwich and Cromer.

Description

Warehouse / workshop with offices constructed around 2000, located just off the A149 comprising workshop, production room, offices, stores and WC facilities.

The workshop has an up and over door 3m high x 3.7m wide and background heating from a wood burner.

There is loading and parking to the front of the property and a secure yard to the side and rear.

Accommodation

Ground Floor		
Workshop and Production Room	208.6 sq. m	2,245 sq. ft
Office and Store Areas		
WC		
First Floor		
Offices and Store Areas	17 sq. m	182 sq. ft
Total	225.6 Sq. M	2,427 Sq. Ft

Services

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

Tenure

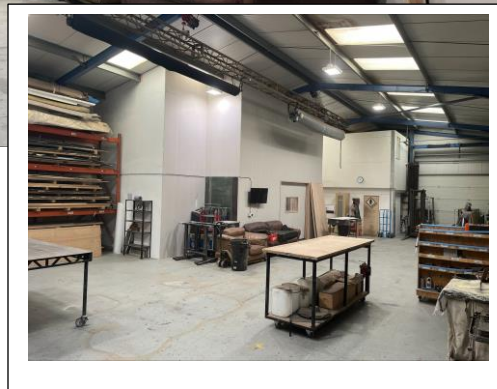
Freehold.

Terms

The freehold interest is offered for sale at a guide price of £295,000.



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Possession

Vacant possession upon completion.

Planning

E - Commercial, Business and Service.

Business Rates

R.V. £13,750. Rates payable approximately £6,861.25. Contact North Norfolk District Council Business Rates Department for information regarding business rates relief which may be available to certain occupiers of this unit.

EPC

The Property has an Energy Performance Rating of "C" (Rating 64). The Certificate and Recommendation Report are available upon request.

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 prospective tenant will be required to provide proof of identity, address and funds to the letting agents prior to solicitors being instructed.

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Agent Details

For further details please contact:

Robin Neve B.Sc. MRICS
Consultant Surveyor

01493 853853

robin.neve@eastcommercial.co.uk

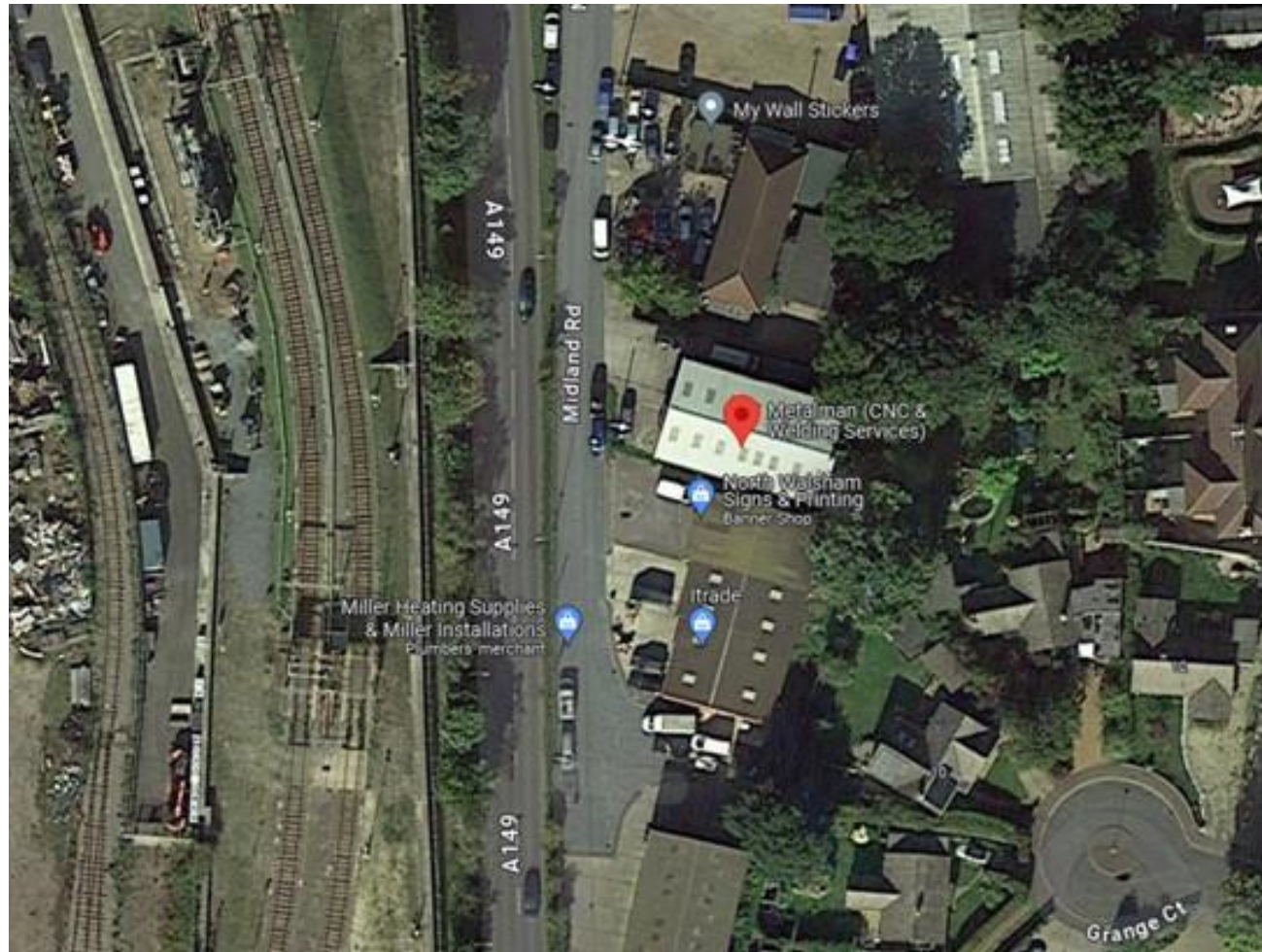
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Consumer Protection from Unfair Trading Regulations 2008 (CPR)

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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references 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. 3. No person in the employment of Messrs. East Surveyors Ltd has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.



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