

FREEHOLD FOR SALE
Guide Price : £79,950

East
COMMERCIAL
Chartered Surveyors

Small Store / Warehouse - For Sale



116 BELLSMARSH ROAD
GORLESTON
GREAT YARMOUTH
NORFOLK NR31 6PN

- 116.49 sq m (1,254 sq ft)
- Gated front forecourt
- Main area 110.86 sq m (1,193 sq ft)
- Rear Store, 2 x WC's 6.62 sq m (71 sq ft)
- Single storey reception / office
- Development potential (STPP)



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First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HN

116 Bells Marsh Road, Gorleston,
Great Yarmouth, Norfolk NR31 6PN

Location

Gorleston-on-Sea is a thriving suburb of Great Yarmouth. It is situated to the south and west side of the River Yare which separates it from Great Yarmouth. Gorleston-on-sea remains a resort and retains much of its Edwardian charm in the area around the beach, which regularly achieves Blue Flag status.

The High Street is currently home to a number of national occupiers such as Q.D., Greggs, Card Factory, Costa Coffee, Subway, KFC, Peacocks, Iceland and Superdrug.

There are many educational facilities located in Gorleston including the East Norfolk Sixth Form College, Lynn Grove High School, Cliff Park High School and Oriel High School. A major health facility located in the town is the James Paget Hospital, which provides a service for the whole area.

Bells Marsh Road is a mixture of commercial and residential properties.

Description

A small single storey building with gated front forecourt. The building comprises a reception/office area, warehouse and store with main area of 110.86 m² (1,193 sq ft) and side store measuring 6.62 sq m (71 sq ft) and has access through full-height double loading doors.

Accommodation

Entrance / Office	61 sq. ft	5.67 sq. m
Warehouse	1,193 sq. ft	110.83 sq. m
Store / 2 x WC's	71 sq. ft	6.6 sq. m
Total	1,325 Sq. Ft	123.09 Sq. M

Energy Performance Certificate (EPC)

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

Tenure

Freehold.

Terms

The freehold interest is offered for sale at a guide price of £79,950 (subject to contract).

Possession

Vacant possession upon completion.

Services

Mains water, electricity and drainage are connected to the property. We understand that gas is available.

Planning/Use

B8 - Storage or Distribution. A temporary planning consent for use as a Martial Arts Centre expired in May 2022, we are not aware if this was extended or renewed.

The site may offer opportunities for redevelopment similar to the adjoining site, interested parties should make enquiries with the local Planning Authority.

Rating Assessment

Rateable Value	£2,950
Rates Payable	£1,472.05

An occupier could be eligible for 100% rates relief upon successful application to Great Yarmouth Borough Council Business Rates Department.

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.

Viewing and Further Information:
Strictly by prior appointment with the sole agents:
Robin Neve BSc MRICS - Consultant
Hamish Duncan BLE (Hons) - Agency Director
Mike Younger FRICS - Director
Sharon Bray, Laura Driver – Administration
Sonny Ling – Assistant Surveyor
www.eastcommercial.co.uk

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.