

NEW LEASE AVAILABLE

Initial Rent : £30,000 Per Annum

Electra House, 31 & 32 Southtown Road, Great Yarmouth, Norfolk NR31 0DU



OFFICE & WAREHOUSE SUBSTANTIAL PROPERTY WITH CAR PARKING TO FRONT AND REAR - TO LET -

- Substantial property with attractive frontage and rear courtyard area
- 378 sq m (4,062 sq ft) offices / rooms
- 190 sq m (2,055 sq ft) rear stores
- Car parking to the front and rear
- Well located close to the town centre
- Available now

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Tel: 01493 853853

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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, gas and renewables industries.

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

The property is located to the west side of Southtown Road which links Great Yarmouth to Gorleston and connects to the A47 trunk road and new third river crossing which is approximately half a mile south of the property.

The area forms a mix of residential properties and commercial uses including East Coast College, Simpsons car and motor home dealership and Jewsons builder's merchants.

Description

A substantial property with good frontage to Southtown Road and rear access via Lichfield Road. No. 32 has been occupied until recently as offices and No. 31 is currently in a 'shell' condition and awaits discussions with interested parties on use.

The buildings incorporate an attractive front elevation with No. 31 having a central entrance door with windows either side and No. 32 having an entrance door at both ends and with two windows in between. At first floor level is a combined number of seven sash windows to the front elevation.

At both ground and first floor levels are a range of well-proportioned front and rear rooms with good natural daylight and most recently used as offices, stores and ancillary staff rooms. No. 32 incorporates an additional second floor level most recently used for storage. The buildings provide a total net internal floor area of approximately 378 sq m (4,062 sq ft).

Within the rear yard area and accessed from Lichfield Road are a pair of storage buildings which provide approximately 190 sq m (2,055 sq ft) of open plan stores areas.

Externally to the front is a surfaced forecourt for tandem parking approximately ten cars and with a rear car parking / yard area and access to the pair of storage buildings.

Both properties are Grade II listed and described as being of early 19th century origins.

No. 31 – List Entry Number: 1245805

No. 32 – List Entry Number: 1245806

Accommodation

No. 31		
Ground floor - five office rooms / store rooms	772 sq. ft	71.72 sq. m
First floor - five office rooms / store rooms	627 sq. ft	58.25 sq. m
No. 32		
Ground floor – five offices	977 sq. ft	90.76 sq. m
WC facilities		
First floor - four offices and two store rooms	1,175 sq. ft	109.2 sq. m
WC facilities		
Second floor - four store rooms	511 sq. ft	47.5 sq. m
Store Building (North)		
Store	970 sq. ft	90.2 sq. m
Store Building (South)		
Store	1,085 sq. ft	100.8 sq. m
External		
Front and rear parking and loading / unloading		
Total	6,117 Sq. Ft	568.5 Sq. M



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Services

Mains water, electricity and drainage are connected to No. 32.

Tenure

New lease.

Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £30,000 per annum exclusive of all outgoings.

Possession

Full vacant possession upon completion of a new lease.

Planning

Class E - Commercial, Business and Service.

Business Rates Assessments

The 2023 business rates assessments are:

No. 31 – R. V. £8,400. No. 32 – R. V. £15,000

EPC's

No. 32 has an Energy Performance Rating of "E" (Rating 102).

The Certificate and Recommendation Report are available upon request.

VAT

We understand that VAT will not be applicable to the annual rent.

Legal Costs

Each party to be responsible for their own legal costs.



Rear of No. 31



Rear of No. 32

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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.

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

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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