

Freehold For Sale
Guide Price : £350,000

Large Trade Counter Warehouse – For Sale



FRIARS LANE
GREAT YARMOUTH
NORFOLK
NR30 2RP

- 858.4 sq m (9,236 sq ft) gross internal area
- Detached warehouse and trade counter
- 12 car parking spaces
- Located close to the harbour and town centre
- Third river crossing nearby



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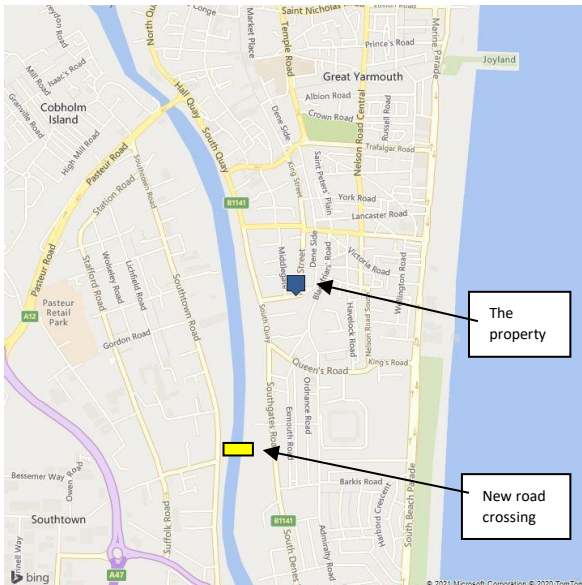
First Floor
21 Hall Quay
Great Yarmouth
Norfolk NR30 1HS

Location

Great Yarmouth is a major coastal resort which has a residential population of 93,400 and a catchment area of 205,000 people 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. The third river crossing (Herring bridge) is now open.



Tenure

The freehold interest is offer for sale at a guide price of £350,000, (subject to contract).

Energy Performance Certificate (EPC)

The Property has an Energy Performance Rating of "E" (Rating 115). The Certificate and Recommendation Report are available upon request.

Services

Mains water, electricity (3 phase) and drainage are connected.

Possession

Vacant possession upon completion of purchase.

Planning/Use

Use Class E (commercial, business & service)

Rating Assessment

Rateable Value	£18,500
Rates Payable	£9,231.50

VAT

VAT will not be applicable.

Legal Costs

Each party to be responsible for their own legal costs.

Description

Large detached warehouse with access for car parking (12 + spaces) from Friars Lane and double vehicle loading doors to the rear accessed from Charles Street. The warehouse (in two sections) measures 858.4 sq m (9,236 sq ft) with an integral office.

Height to underside of eaves of approximately 3.2m. Three no. double entry doors to the front.

Accommodation

Warehouse	8,058 sq. ft	748.9 sq. m
Warehouse	1,178 sq. ft	109.5 sq. m
Total	9,236 Sq. Ft	858.4 Sq. M

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 regular 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.

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