

## Warehouse Admiralty Road Great Yarmouth, Norfolk NR30 3NS

In this commercial sector of South Denes nearby the Port we offer a two storey Warehouse with first floor Workshops and Ancillary Offices.

PLEASE NOTE: THE BUSINESS IS UNAFFECTED BY THIS PROPERTY OFFER

- Warehouse 178.14m<sup>2</sup> (1,916 sq ft)
- First Floor Offices 37.33m<sup>2</sup> (407.05 sq ft)
- First Floor Workrooms 131.5m<sup>2</sup> (1,414 sq ft)
- Near to the Port and Harbour

**Guide Price £224,995**

### Contact

Mike Younger FRICS, Mark Duffield BSc FRICS  
or Sharon Bray on 01493 853853.

### Aldreds Estate Agents

17 Hall Quay Great Yarmouth Norfolk NR30 1HJ  
Tel: 01493 853853  
Email: commercial@aldreds.co.uk  
Web: www.aldreds.co.uk

### Energy Performance Asset Rating

More energy efficient

A+

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

98

This is how energy efficient the building is.



**Reference Number:** 9604/03/17

**Accommodation:**

**Ground Floor Warehouse**

178.14 square metres (1916 sq ft)

Entrance hall, kitchen, Male and Female WC. Stairs to first floor. Delivery doorway.

**First Floor Workrooms** 131.5 square metres (1,414 sq ft)

**Hallway**

**First Floor Offices** 37.33 square metres (407.05 sq ft)

**Business Rates**

The Rateable Value for 2017 is £8,100 . The amount payable in the £ for 2017/18 is 46.6p in the £. For any further information about discounts, please contact Great Yarmouth Borough Council Business Rates Department 01493 856100.

**Tenure**

Leasehold – subject to a 999 year lease from Great Yarmouth Borough Council.

**Possession**

Vacant possession upon completion.

**Services**

We understand that mains water, electricity and drainage are connected. Heating is gas boilers with radiators.

**Location**

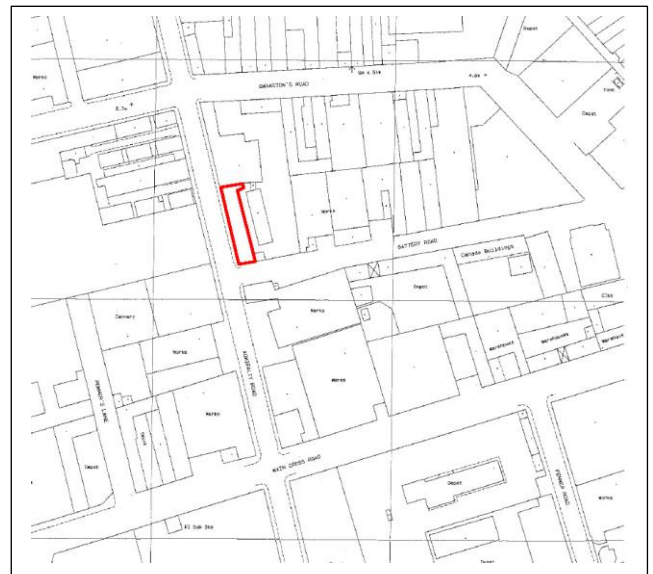
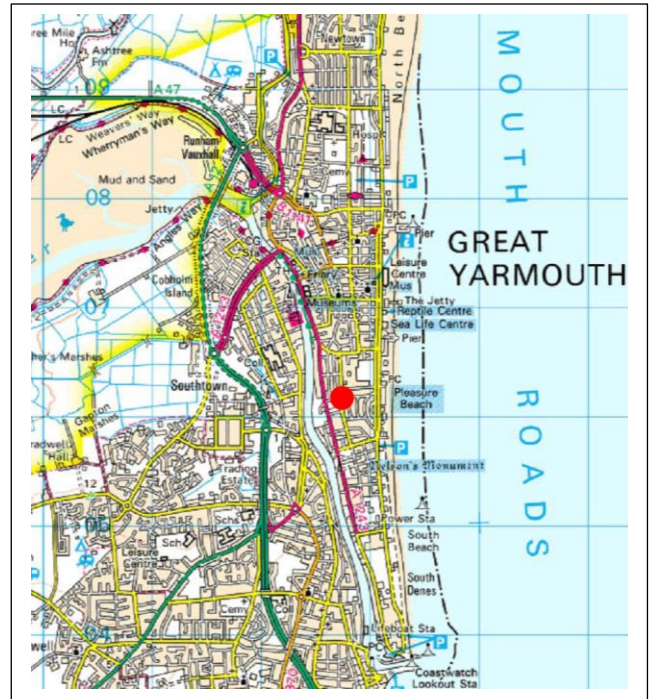
Great Yarmouth has a resident population of 93,400 which swells considerably during the holiday season. The town is also the centre of a significant tourist area with the well known Norfolk Broads National Park located nearby. Great Yarmouth is a major East Coast town with a strong manufacturing and warehousing base together with a busy sea port serving the hi-tech offshore gas, oil and windfarm sectors. 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 new deep water outer harbout has recently been completed.

**VAT**

All rents and prices are quoted net of VAT. In the event of buildings being classed as "Taxable Buildings", or owners deciding to opt for buildings to be classed as such, all prices or rents quoted will be subject to the addition of VAT at the standard rate.

**Legal Cost**

Both parties will be responsible for their own legal costs.



**NOTE:** This plan is published for convenience and although believed to be correct, its accuracy is not guaranteed so it shall not be deemed to form part of the contract.

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**SITE PLAN FOR IDENTIFICATION PURPOSES ONLY**

**Aldreds**  
Estate Agents

**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. Aldreds. Please note: Messrs. Aldreds 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. Aldreds 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 Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.