

HOWARDS

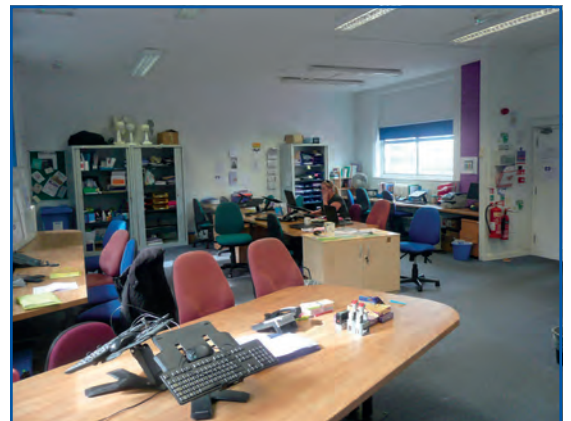
COMMERCIAL



40 South Quay Great Yarmouth Norfolk NR30 3RN

- Detached commercial premises 294 sq.m. (3,164 sq.ft.)
- Prominent building arranged as three office suites
- Car parking for 12 cars to front, side and rear
- Potential for future alternative uses (subject to planning)

FREEHOLD FOR SALE
(subject to lease of part)



116 Regent Road, Great Yarmouth, Norfolk NR30 2AB

T: 01493 331118 E: commercial@howards.co.uk W: www.howards.co.uk

Location

The property occupies a prominent position at the junction of South Quay and Nottingham Way close to both Great Yarmouth town centre and South Denes port and harbour areas.

South Quay runs parallel to the east bank of the River Yare and is a busy vehicular thoroughfare linking the town centre to the harbour areas.

The immediate area forms a mix of office and professional occupiers and residential properties and with a free car park to the opposite side of South Quay.

Description

The property comprises a detached office building on a prominent site with surfaced car park areas to the front, side and rear. The building consists of a two storey front section and single storey rear section of brick construction under part pitched tile and part flat roof areas.

The three office suites are well presented and with their own staff welfare facilities. The front two suites are partitioned to provide offices and meeting room and the rear suite is open plan.

The property is currently used as three separate office suites and would (in our opinion) be suitable in the future for a variety of alternative commercial or residential uses due to its prominent location and having river views (subject to all necessary consents).

Energy Performance Certificate

The three suites each have an EPC:

Ground floor front: D (76)

Ground floor rear: G (191)

First floor: G (186)

Further details available from the agent.

Services

Mains water, drainage and electricity supplies are connected to the property. The property has an electrical boiler system shared by the three suites and from the landlord's electricity supply. There are four separate electricity supplies (landlord's and one for each of the three suites).

Tenure

The property is owned freehold and is to be sold with the benefit of a Lease of the ground floor front suite (let at a rent of £8,250 per annum on tenant's internal repairing terms) and with vacant possession after July 2017 of the other two suites. Further Lease details are available from the agent.

Terms

The freehold interest (subject to a Lease of part) is offered for sale at a guide price of £235,000.

SUBJECT TO CONTRACT

Accommodation

All measurements are approximate only and are stated on a net internal floor area basis.

	<i>sq.m.</i>	<i>sq.ft.</i>
Ground floor front suite:	100.8	1,085
Ground floor rear suite:	101.7	1,094
First floor front suite:	91.5	985
Total:	294.0	3,164

VAT

VAT will not be applicable to this transaction.

Business Rates

The property has the following rateable values from 1st April 2017.

- Ground floor front: R.V. £7,200 (payable by tenant)
- Ground floor rear: R.V. £5,200
- First floor: R.V. £8,200

Once two of the suites are vacated by the existing tenants due to leave no rates should be payable for a period of three months after.

Legal Fees

Each party to bear their own legal fees.

Viewing

If you wish to view the property or require any further information, please contact us by one of the following options:

Telephone: 01493 331118

E-mail: hamish.duncan@howards.co.uk

Website

For further information regarding Howards Commercial, or to access details of all properties currently available, please visit our website at www.howards.co.uk.

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