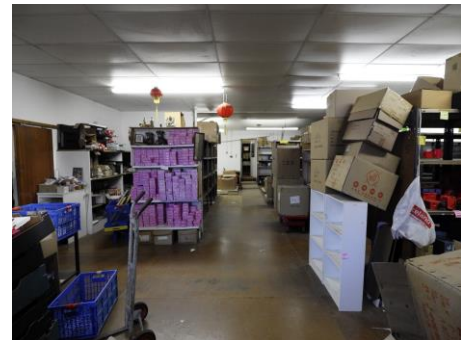




18 Southgates Road, Great Yarmouth, Norfolk NR30 3LJ

A useful 3,500 sq ft warehouse for sale with a very visible frontage to Southgates Road, close to the commercial river harbour. Mezzanine Stores / Office.

- 332 sq m (3,500 sq ft)
- Useful store
- Mezzanine Stores / Office
- Very visible road frontage
- Close to commercial river harbour / Energy Park
- Side Access



Offers in Excess of £140,000

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+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

D 76-100

E 101-125

F 126-150

G Over 150

Less energy efficient

117 This is how energy efficient the building is.



Reference Number: 9595/12/16

Accommodation:

Entrance

Office 37 m² (399 ft²)

Stairs off.

Mezzanine stores / office 34 m² (365 ft²)

Main Warehouse 261 m² (2810.5 ft²)

Roller shutter door.

Rear Stores in 3 rooms

Toilets

Freehold

Vacant Possession

Business Rates

The Rateable Value for 2017 is £9,400. 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.

Services

We believe that gas, electric, water and drainage are connected.

Legal Costs

Both parties to be responsible for their own legal costs.

Location

Great Yarmouth has a resident population of 93,400 and a catchment area of 205,000 people within half an hour travel 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 East Coast town with a strong manufacturing and warehousing base and a busy sea port serving the offshore oil, wind 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. A new deep-water outer harbour is now in operation.

SERVICES: Mains water, electricity, gas & drainage are believed to be connected

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

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.

