

HOWARDS

COMMERCIAL



Unit 1 James Watt Close Gapton Hall Ind. Estate Great Yarmouth Norfolk NR31 0NX

- High quality commercial investment property
- High eaves warehouse/workshop
- Well-presented office accommodation
- Forecourt car parking

FREEHOLD FOR SALE
(subject to lease of whole)



116 Regent Road, Great Yarmouth, Norfolk NR30 2AB

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Location

The property is located on the popular and long established Gapton Hall Industrial Estate, a favoured area for trade warehouse and high quality industrial operators.

The surrounding area exhibits mixed office, trade warehouse, and industrial users. Nearby occupiers include Ford and Peugeot motor dealerships, Dulux, City Electrical Factors and Edmundson Electrical.

Description

This modern steel portal-framed unit provides an open plan workshop/warehouse area with roller shutter vehicle entry door together with reception office, offices, store rooms and staff facilities arranged over two floors. To the front is a forecourt parking area and to the side a small yard area.

Services

Mains water, drainage and electricity supplies are connected.

Tenure

The property is let to Stowen Ltd (Company Number 9245515) by way of a 5 year Lease from 8th January 2015 at a rent of £23,000 per annum exclusive on tenant's full repairing and insuring terms. Further details about the Lease and tenant are available from the agent.

Terms

The freehold interest (subject to the Lease) is offered for sale at a guide price of £275,000 + VAT.

SUBJECT TO CONTRACT

Accommodation

All measurements are stated on a gross internal floor area basis.

Ground floor warehouse and offices 327.4sq.m. (3,522sq.ft.)
First floor offices and light storage 180.8sq.m. (1,946sq.ft.)

Total 508.2sq.m. (5,468sq.ft.)

VAT

VAT will be applicable to the purchase price.

Energy Performance Certificate

The property has an EPC rating of C. Further details available from the agent.

Business Rates

The property appears in the 2017 Rating List with a Rateable Value of R.V. £22,500 and with the tenant responsible for the payment of business rates.

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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