



11-12 DOUGLAS BADER CLOSE, NORTH WALSHAM, NR28 0TZ

INDUSTRIAL UNIT WITH TRADE COUNTER

- Parking for 5 cars with additional loading space
- Generous rent free period available
- Well located within an established industrial estate
- Minimum eaves height of 3.35m

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BROWN & CO

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FOR SALE £265,000 OR TO LET £15,000 pax | 276.2 sq m (2,973 sq ft)

Location

The property is located 10 miles north of Norwich and approximately 7.5 miles south of Cromer.

The premises are situated on Douglas Bader Close, just off Folgate Road within the town's main industrial area.

Other occupiers on the estate include Weener Plastics, Chell Instruments Ltd and SDS Autocentre.

Description

The property comprises two industrial units at the end of a terrace which have been knocked through to create one space. The property is of steel frame construction with a concrete floor, brick and block elevations and an insulated metal sheet roof.

Internally, the property largely open plan and is mostly used for storage, with a small trade counter accessed via a personnel door to the front of Unit 12. There are WC facilities in both units together with a small kitchenette in Unit 11.

The property has a minimum eaves height of 3.35 m, rising to 4.42 m at the apex.

Externally, there is space to park 5 cars with additional space for loading.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Unit 11	138.2	1,488
Unit 12	138.0	1,485
Total GIA	276.2	2,973

Services

We understand the property is connected to mains electricity and sewage.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Workshop & premises
Rateable Value	£13,500
Rates payable for 2024/5	£6,737

Rent

£15,000 per annum exclusive.

VAT

It is understood that VAT is applicable.

Tenure

The premises is available by way of an assignment on a ten year lease commencing 25th December 2021 at a rent of £15,000 per annum.

There are no opportunities within the term for the tenant to determine the lease, and there is a rent review on the 25th December 2026 on an upwards only basis to Market Rent. The property is let on a full repairing and insuring basis, limited by a Schedule of Condition. The permitted use is B1/B8 and the tenant has security of tenure.

Price

The property is alternatively for sale with vacant possession for **£265,000** for the freehold.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC Rating

The property has an EPC rating of E(120).

Viewing & Further Information

Strictly by appointment with the sole selling/letting agent.



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