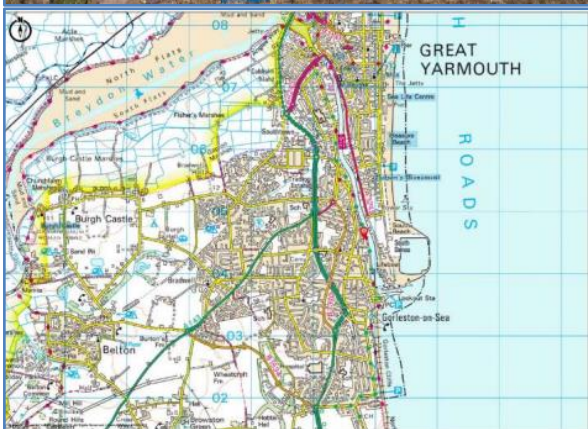


To Let – Mixed Use Development Site



Riverside Road, Gorleston-on-Sea, Norfolk NR31 6PX

- **Approx 1.91 hectares (4.72 acres) of broadly level brownfield land**
- **To let as a whole or in part**
- **Suitable for a variety of uses s.t.p.p.**
- **Located within close proximity to the high street, and 4.7 miles from Great Yarmouth**
- **To Let new lease terms, rent upon application, plus VAT**



Location

Gorleston-on-Sea is located approximately 24 miles south-east of Norwich, and 4.7 miles south of Great Yarmouth. Gorleston-on-Sea has a resident population of 24,785. The town is located on the A47, which runs from the West Midlands to Lowestoft.

Great Yarmouth provides access to mainline rail services 3 miles north of the site, with a route to Norwich departing every hour having a journey time of circa 30 minutes. Norwich provides further services to London Liverpool Street with an average journey time of around 1 hour 45 minutes.

Situation

The site is situated within close proximity to the high street with an array of amenities including primary and secondary schools, a supermarket and convenience stores, a GP medical centre and the James Paget Hospital.

Description

The site comprises a former builders' merchants with an existing building having an external footprint of 1,310 sq m (14,101 sq ft), however it has now been vacant for a number of years. It was previously occupied by a concrete products company.

The site is made up of broadly level brownfield land which is irregularly shaped and is bounded by industrial units to the north, Riverside Road to the east, Dock Tavern Lane to the south and Blackwall Reach to the west.

Energy Performance Certificate

An EPC will be commissioned if required.

Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

Business Rates

The site has been taken out of the Rating List. All interested parties should contact Great Yarmouth Borough Council on 01493 856100.

Terms & Tenure

The site is available to let on new lease terms, in whole or in part, for a term of years to be agreed, rent upon application, plus VAT.

VAT

Is applicable.

Services & Service Charge

We understand that all mains services are available for connection. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation / condition including any IT and telecommunications links. Service charge to be confirmed.

Accommodation

Building Area	1,310 sq m	14,101 sq ft
Site Area	1.91 hectares	4.72 acres

Planning

The site would be suitable for a variety of uses subject to planning. We understand that the site does not have any planning history on Great Yarmouth Borough Council's planning portal. All interested parties should contact Great Yarmouth Borough Council on 01493 846242.

Viewing

Strictly by prior appointment with joint sole agents Penn Commercial and Steel & Co on:



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