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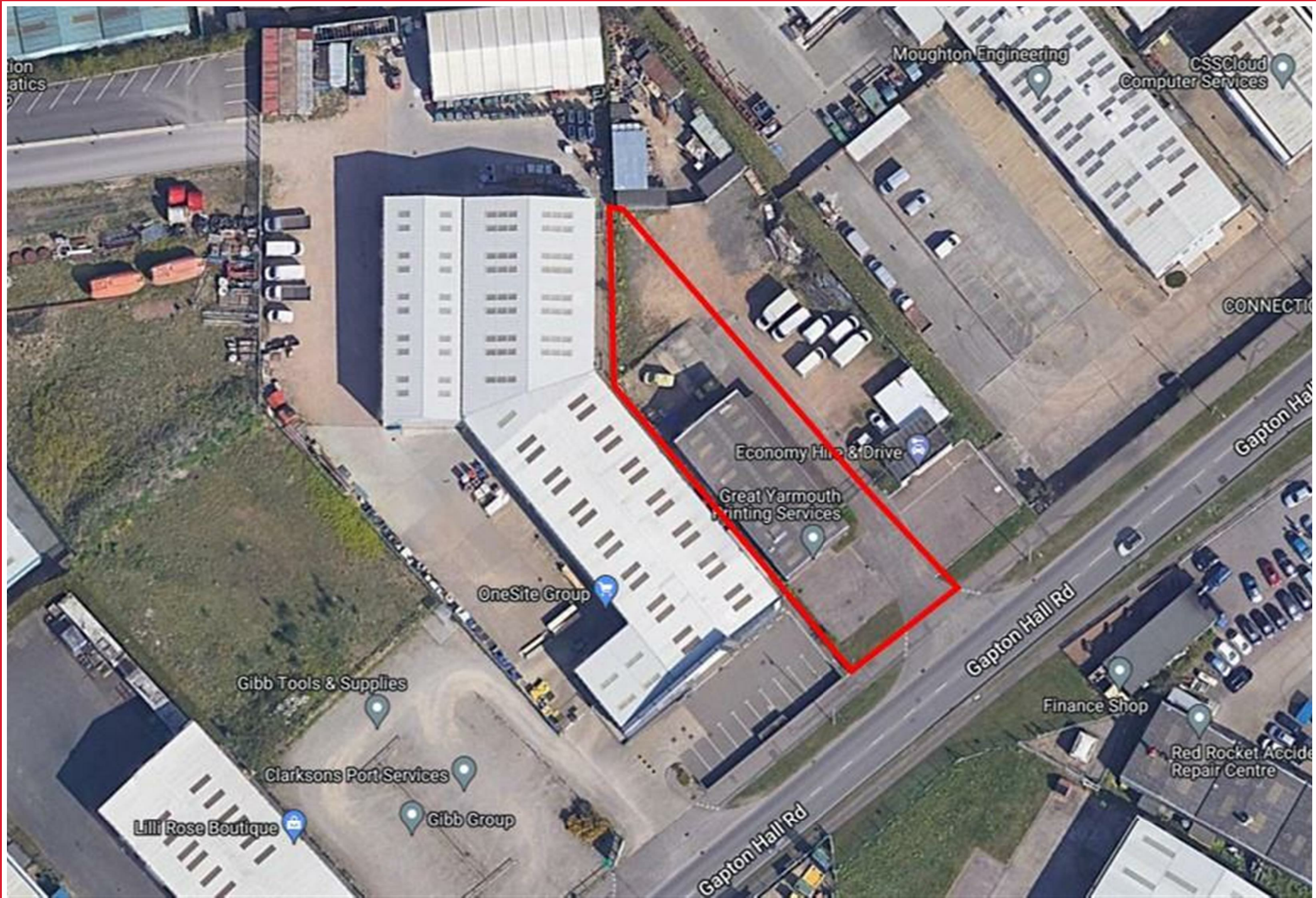
Aldreds
Lettings



215 Gapton Hall Road, Great Yarmouth, NR31 0NL

£24,000





£24,000

215 Gapton Hall Road

, Great Yarmouth, NR31 0NL

- Very Visible
- 11 Car Parking Spaces
- Good working spaces
- Approximately 3500sq.ft.
- Aproximately 700sq.ft. offices

With Prominent Frontage to Gapton Hall Road, forecourt, and rear car parking / open storage, we offer this Industrial / Warehouse Unit to LET.



Warehouse - 206 m² / 2,217 ft²

Side Addition - 37.84 m² / 407 ft²

Eaves - 4.2m

Roller shutter 4.555 x 3.8m to the rear

Offices - 70.41 m² / 758 ft² on two floors.

Gas radiator heating.

WC's and Kitchenette

Tenure - Leasehold

Lease Terms

The property is to let for a period of ten years with a five-year review and break.

The lease will be on full repairing and insuring terms.

Rent

Rent £24,000 a year exclusive of general and water rates.

VAT will / will not be applicable to the Rent.



Possession

Vacant possession upon completion of a new lease.

Legal Costs

The in going tenants are expected to pay for the legal costs.

Services

Mains water, electricity and drainage are connected to the property.

Business Rates

The current rateable value (1 April 2023 to present) is £16,250. Approximate annual business rates payable £8,109. For any further information please contact Great Yarmouth Council Business Rates Department 01493 856100.

Energy Performance Certificates (EPC & CEPC)

An EPC is available.

Local Authority

Great Yarmouth Borough Council

Directions



Location

Great Yarmouth has a residential population of 93,400 and a population of 205,000 within half an hour travelling 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 employment area with a strong manufacturing and warehousing base and a busy seaport with deep water outer harbour serving the energy sector. 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 completed, and a third river crossing is currently under construction. Located just off the A47 close to a small retail park shared with Pizza Hut and Halfords Autocentre and Gapton Hall Retail Park with national retailers including Marks & Spencers, Sports Direct, Next, TK Maxx, Boots, Superdrug, MacDonalds, Costa & the Range.

Agent Details

For further information please contact:

Mark Duffield

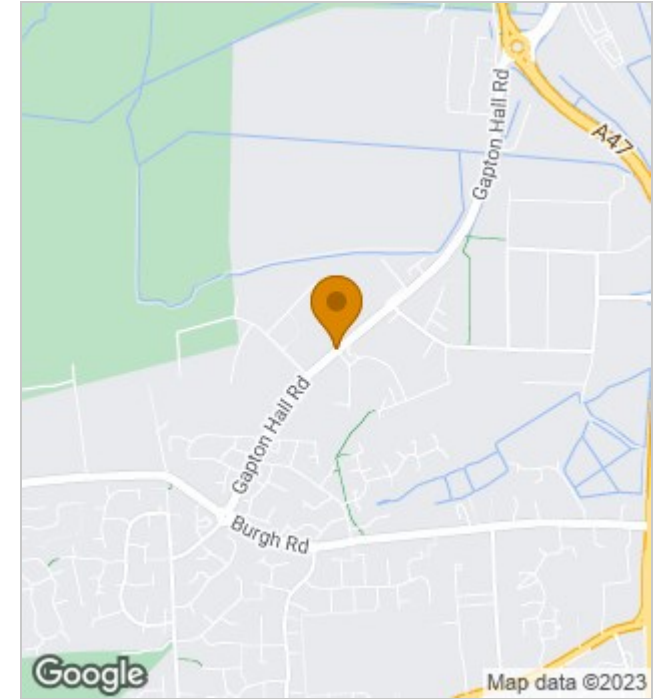
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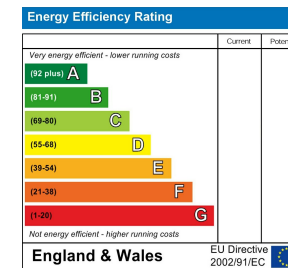
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Lettings Office on 01493 849111 if you wish to arrange a viewing appointment for this property or require further information.

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. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

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