

Unit 2

TOOLSTATION

TOOLSTATION
ELECTRICAL TOOLS
SCREWS/FIXINGS
WORKMAN
PLUMBING HARDWARE
DECORATING
& A LOT MORE
OPEN TO ALL 7 DAYS A WEEK

HOWDENS
Joinery
Hardware
Flooring
Appliances
TRADE ONLY

Unit 2 Coopers Buildings Bessemer Way, Great Yarmouth, NR31

£30,000





£30,000

Unit 2 Coopers Buildings Bessemer Way

, Great Yarmouth, NR31 0LX

- Good Links to the A47
- Herring Bridge - now open
- Established area for counter sales
- Busy Estate

This warehouse is becoming available because the current tenant Howdens is taking more space on the same site - it's a rare opportunity.



Approx GIA

434 square metres – 4674 square feet Warehouse.

Lease Terms

Lease period to be agreed up to 15 years.

Rent Reviews – every 5 years.

Initial Rental of £30,000 per annum.

Repair – the tenant will maintain the interior and external decoration.

Planning / Use

E & BB uses

Service Charge

Contribution towards the cost of maintaining shared parts (car park).

VAT

We understand that VAT will be applicable to the annual rent.

Possession

Vacant Possession





Accommodation

Warehouse- 18.061 x 24.053 mtrs -WC with wash hand basin
Eaves – 5.19 mtrs
Roller Door – 4.48 x 4.36 mtrs
Personnel and emergency exits.
Shared Customer and staff parking.

Construction

Block walls, metal frame, concrete floor.

Electricity

3-phase

Legal Costs

Both parties are responsible for their own legal costs.

Services

Mains water, electricity and drainage are not connected to the property.

Business Rates

The current rateable value is £18,250.

Energy Performance Certificates (EPC & CEPC)

The property has an EPC.

Directions



Local Authority

Great Yarmouth Borough Council

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 offshore 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.

Prominently situated on Bessemer Road.

Established industrial estate situated to the west of the A47 north/south arterial route. Other tenants on the estate include Howdens, Tool Station, Edeco Petroleum Services, Lafarge Aggregate Ltd, Speedy Hire Centre, Enterprise Rent-a-Car, Wolseley and Screw-Fix.

Viewing

By arrangement with the agents.

Agent details

For further details please contact:

Mark Duffield

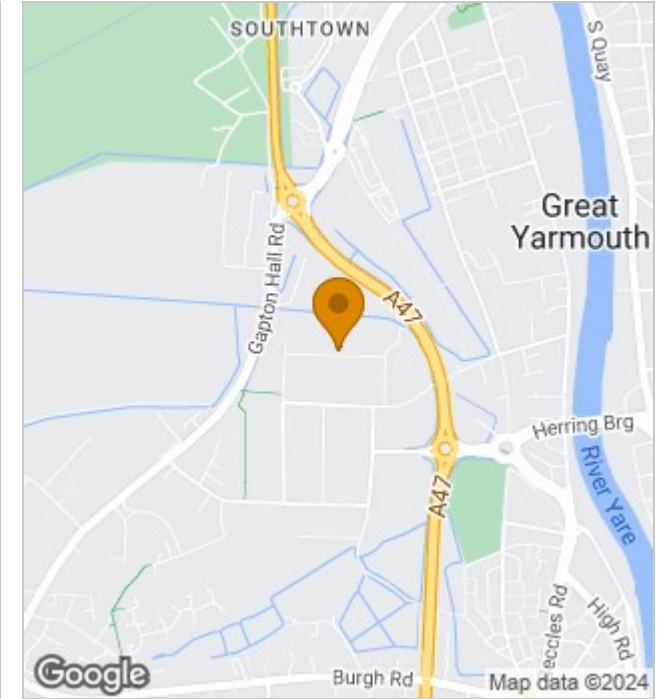
01493 844 891

mark.duffield@aldreds.co.uk

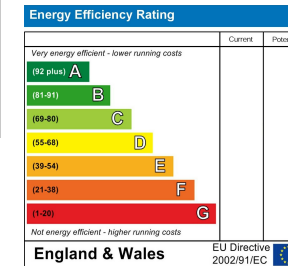
Floor Plans



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 travelling some distance please check with Aldreds on the issue of availability prior to travelling. 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: 03721415. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

17 Hall Quay, Great Yarmouth, Norfolk, NR30 1HJ
Tel: 01493 849111 Email: lettings@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA