



Aldreds
Estate Agents

Charles St

Industrial Unit, Charles Street, Great Yarmouth NR30 3LA

£180,000

Long leasehold available for sale with option to extend to 80 years

Industrial Unit Charles Street

Great Yarmouth NR30 3LA

Long Leasehold Sale only An industrial unit with offices and forecourt just off the Quay, close to the main port / harbour industrial estate, with a main span of 546 sq m (5,877 sq ft) and additional offices.

- Main Span 546 sq m / 5,877 sq ft – GIA
- Additional Offices 98.47 sq m / 1,060 sq ft – NIA
- Sought after location nearby the Quay
- Refurbished buildings in estate

Great Yarmouth

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 oil and gas industry.

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 third river crossing (Herring Bridge) has now been completed.

Location

Just off South Quay, the main road to the harbour and port.

Lease Terms

New lease on tenant's full repairing and insuring terms at an initial rent of £27,000 per annum exclusive.

A 10-year term preferred with a 5-year break.

Premises insured by landlord and premiums recouped as part of rent.

Interested parties will need to show affordability and give a rent deposit of two months' rent.

Rent payable monthly in advance.

OR

Long Leasehold Purchase

The long leasehold was for 80 years from 1972-26 years remaining. The ground rent which is reviewed every 20 years is £7700 for the factory and about £1500 for the car park. The freehold has agreed a new lease can be granted in place of the existing for 80 years with a 20 year then 15 year ground rent review.

£180,000 is sought for the current lease.

Planning/Use

Use in accordance with the use classes order – B8 light industrial / storage.

VAT

We understand that VAT will NOT be applicable to the annual rent.

Possession

Vacant possession upon completion of a new lease.





Legal Cost

Both parties are responsible for their own legal costs.

Services

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

Business Rates

To be assessed.

Energy Performance Certificates and Asbestos Report

The EPC has been ordered. Contact the agent for further details.

Asbestos Management Reports are available on request.

Local Authority

Great Yarmouth Borough Council.

Accommodation

Main Span, Various Partitioned Areas, Store, Lobby, WC, WC, Meter Cupboard-gas boilers meters, WC-urinals basin WC- radiator

Office, Glazed office space to rear, Office, Additional Office Suite, Lobby, Reception, Hall with cupboards and cupboard with sink

Office 3.95m x 5.1m

Office 3.36m x 3.048m

Office 4.17m x 3.17m

Office 3.94m x 8.6m

Lobby-access, Inner space

Office 2.8m x 7.5m

Offices have radiators

Car Parking

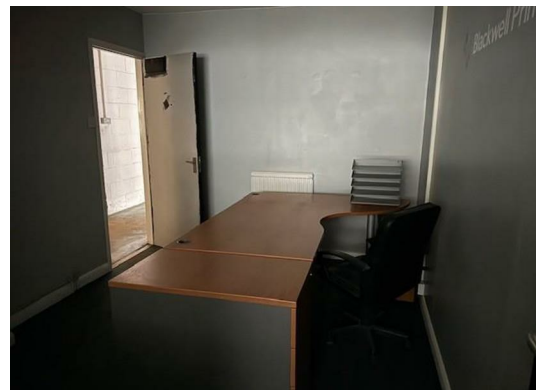


Viewing

By arrangement with the agents.

Identity Check / AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.



Agent Details

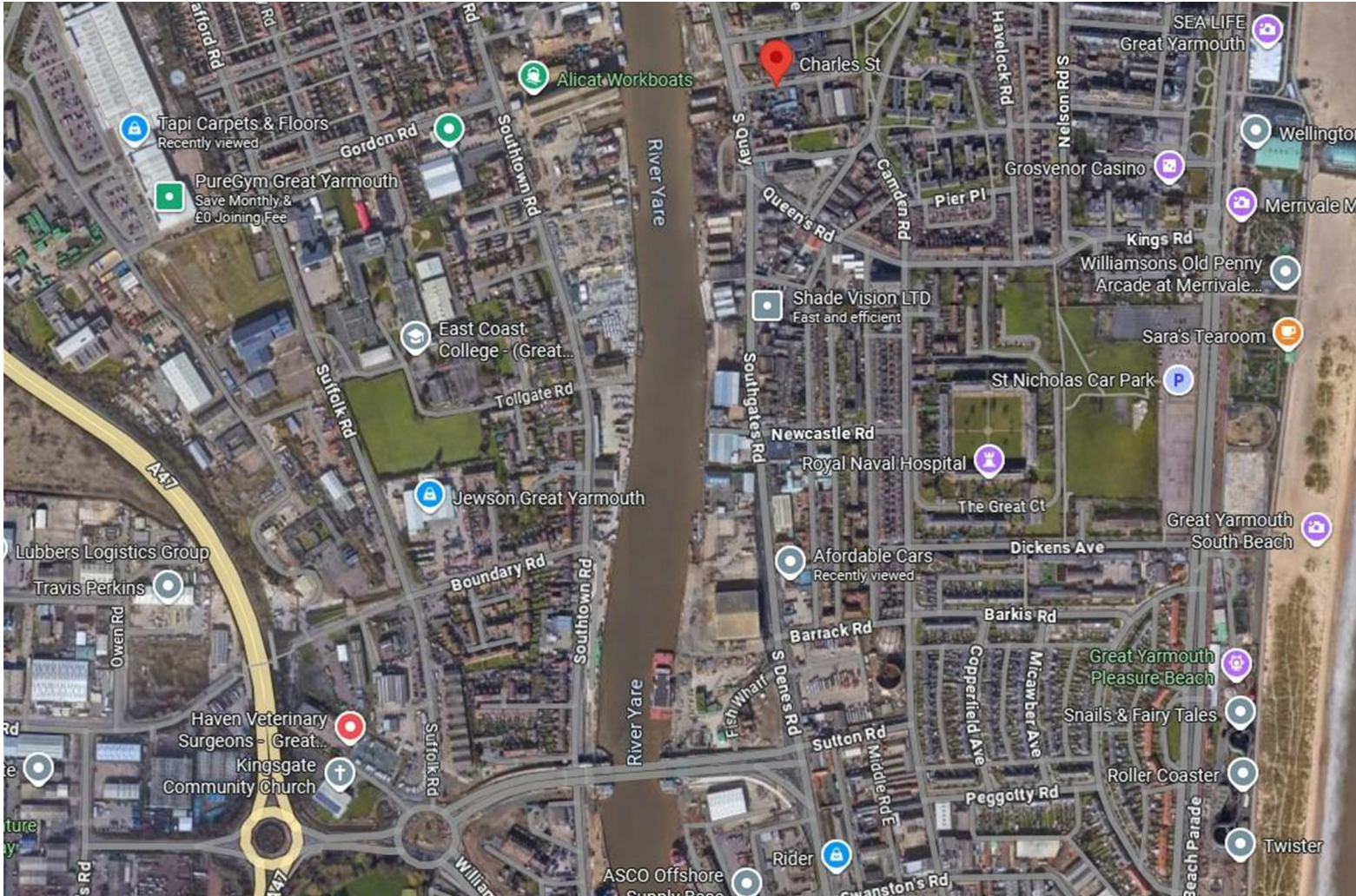
For further details please contact:

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Area Map



Disclaimer

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