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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

Detached Workshop with Offices, Yard and Parking  
Vanguard House, Vanguard Road, Great Yarmouth, NR31 0NT

£649,500 Freehold /  
£49,500 pa Leasehold

## LOCATION

The property is positioned at the end of Vanguard Road on the modern side of Gapton Hall Industrial Estate. The estate is established and home to a wide variety of different businesses. Nearby occupiers include East Coast Pipe Services, Prior Diesel, Johnson Controls and Yare Shipping Stores.

Gapton Hall provides direct access to the A47 Great Yarmouth Bypass which in turn links to Norwich and Lowestoft. Great Yarmouth town centre, the inner harbour and outer deep water port are close by.

## PROPERTY DESCRIPTION

The property comprises a detached industrial unit positioned on a good sized plot providing large concrete yard, car parking and circulation space. The unit is of traditional steel portal frame construction with part brick block and part corrugated steel clad elevations beneath a pitched insulated roof. It was constructed in the 1990s.

There is a formal reception to the front of the building which leads to ground and first floor offices. There is a wide selection of office space provided in a cellular and open plan format. The offices are of a good standard with carpeting, suspended ceilings, florescent lighting, gas central heating and IT points. Adequate toilet facilities are provided for male, female and disabled together with kitchen facilities.

The main workshop is the to the rear and provides an open plan area benefitting from 5.42m minimum eaves height. There is sodium power lighting and a concrete floor. Two large rollershutter doors provide access.

Externally there is a large yard to the side and rear of the property providing open storage and circulation opportunities. To the front of the property there is car parking for approximately thirty vehicles. There is also access to the left hand side of the unit. The site is fully bound by fencing and there are two sets of double gates to the front of the site.

## SCHEDULE OF ACCOMMODATION

We have measured the property in accordance with the RICS Code of Measuring Practice and the following gross internal floor areas are provided:

Ground floor offices	221.74 sq m (2,387 sq ft)
First floor offices (including mezzanine boardroom)	253.47 sq m (2,728 sq ft)
Ground floor workshop	324.85 sq m (3,497 sq ft)
	<b>800.06 sq m (8,612 sq ft)</b>

The site has a total area of approximately 1.17 acres.

## SERVICES

We believe that mains 3 phase electricity, water and drainage are connected to the unit. Gas fired heating is provided to the office space. There is a fire system and a security system.

## TERMS

The property is available on either a freehold or leasehold basis upon the following terms:

Leasehold	A new 10 year lease at a rent of £49,500 pa
Freehold	£649,500

## EPC

Rating D.

## BUSINESS RATES

The property is assessed for business rates purposes as workshop and premises with a rateable value of £48,500. Rates payable will be in the region of £24,250.

## VAT

VAT may be payable.

## LEGAL COSTS

Each party will be responsible for their own legal costs.

## VIEWINGS

Strictly by appointment with the sole agents, BYCROFT COMMERCIAL, tel: 01493 844489.

