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Broadland Nurseries, Ormesby St Michael, Great Yarmouth, NR29 3LT

TO LET £60,000 P.A.

Large former plant nurseries site with a range of accommodation close to Rollesby Broad

- Comprising a ground floor warehouse with covered outside space and poly tunnels as well as a vacant retail unit.
- Units which provide flexible accommodation.
- Good access to Norwich, Gt Yarmouth, The Broads and north Norfolk.

658.6.sq m (7,093 sq ft)



Location

Situated on the edge of Ormsby St. Michael between Rollesby and Ormsby St. Margaret the nurseries are accessed via the A149 which is the coast road around north Norfolk before forming a busy trunk road connecting Stalham with the coast at Caister. The location is within easy reach of Caister, Great Yarmouth, Stalham and North Walsham providing an ideal connection between The Norfolk Broads National Park and Norfolk Coast.

With the property located close to these commercial hubs it provides the ideal opportunity to access a range of commercial trades such as storage and distribution as well as service, trade sectors and touristic sectors.

Description

The site as a whole measures approximately 2.4 acres (STMS). Within the site is:-

A steel portal framed unit which provides flexible accommodation across a single floor with further covered storage to the side as well as a hard surfaced yard which currently holds a range of poly tunnels. There is also a separate retail building which is part let providing an excellent opportunity for a further retail or leisure business within the curtilage.

The accommodation comprises:- A steel portal framed building with concrete floor providing useful storage or a retail area. To the side of this unit is a covered area which has a concrete floor which provides further valuable sales area together with a small single storey structure that acts as an entrance to the site.

There is a detached single storey building which is split into two units. While one unit is currently let the other is available together with the rest of site. The accommodation within this building comprises of open retail areas and a W.C. within each unit.

There is 3 phase electricity to the site.

To the front of the unit is spacious hardstanding and parking for circa 50 cars.

The property offers an open and light space which could suit a range of uses.

Accommodation

The property provides the following approximate floor areas.

	sq m	sq ft
Steel Portal Frame Building	603	6,495
Vacant Shop	55.6	598
Let Shop	TBC	
Total	658.6	7093

Please note these measurements are approximate and some have been taken from the VOA.

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own tests to ensure these are in working order.

Business Rates

The premises have the following assessment:-

Rateable Value currently	£TBC
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Lease Terms

Leasehold. The premises are available as whole or in parts on a new fully repairing and insuring lease with the length and terms to be determined.

Tenure

Leasehold.

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

EPC Bands:

The Barn:- B

Unit 1:- B

Unit 2:- C

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
1a Market Place
Holt, NR25 6BE
Tel: 01263 713143

Tom Cator
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