

Available For Sale : Guide Price £375,000 plus VAT

Or New Lease - Initial Rent : £28,000 plus VAT

Unit 2, Blackfriars Court, Excalibur Road, Great Yarmouth, Norfolk NR31 7RQ

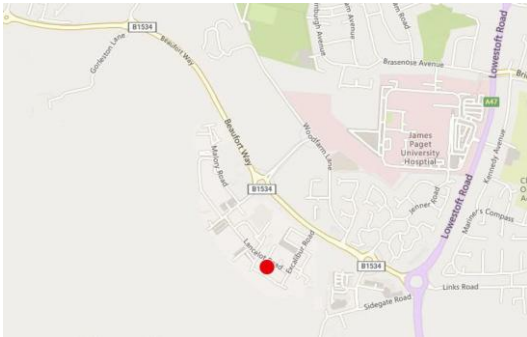


Modern Light Industrial Warehouse

- To Sale or To Let -

- 340 sq m (3,660 sq ft)
- 3 phase power supply
- Eaves height 6.5m (21ft)
- Roller shutter door 4m wide x 6m high
- Just off the A47 major road between Great Yarmouth and Lowestoft
- Due to relocation

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Great Yarmouth

Great Yarmouth has a residential population of 93,400 and a catchment area of 205,000 people 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.

Location

Beacon Park has Enterprise Zone status and has been developed as an energy sector hub providing new office and warehouse / workshop units within a landscaped setting with the benefits of super fast broadband.

Nearby occupiers (many of which are international) include NOV Hydra Rig, Pharos Marine, Maclean Electrical, Probe Oil Tools, ProServ, Acteon Claxton and Smurfit Westrock.

Description

The property comprises a modern terraced industrial unit of steel portal frame construction. Measuring 340 sq m (3,660 sq ft) with 6m high roller shutter door, 3 phase power supply, a power floated concrete floor, maximum eaves height 6.5m (21ft). Car parking to the front.

Accommodation

Warehouse / Workshop including office and toilets	3,660 sq. ft	340.01 sq. m
Total	3,660 Sq. Ft	340.01 Sq. M

Services

Mains water, electricity (3 phase) and drainage are connected. A gas supply is available to the site (meter disconnected).

Tenure

Freehold. Title No. NK419600.

Terms

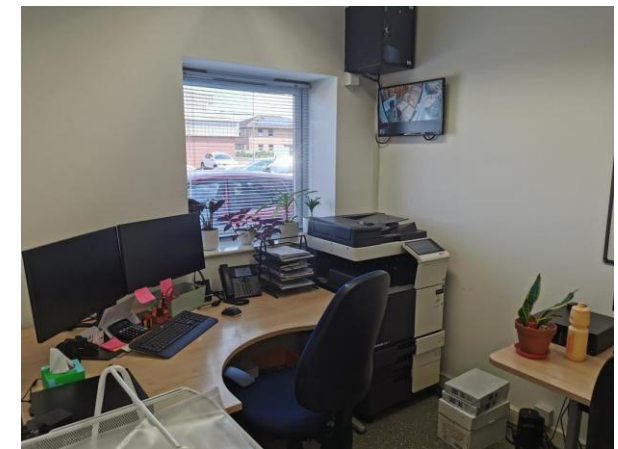
The freehold interest is offered for sale at a guide price of £375,000 plus VAT.

- or -

New lease on tenant's full repairing and insuring terms at an initial rent of £28,000 per annum exclusive plus VAT.

Possession

Vacant possession upon completion of a sale or new lease.



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Planning

Use Class E (Commercial, Business & Service).

Business Rates

Current Rateable Value is £31,000. Rates payable approximately £15,469 for 2025/26.

From 1st April 2026 the Rateable Value is £30,250.

EPC

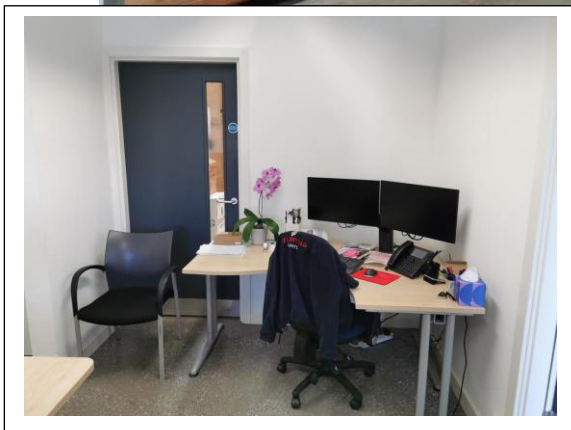
The Property has an Energy Performance Rating of "C" (Rating 66). The Certificate and Recommendation Report are available upon request.

VAT

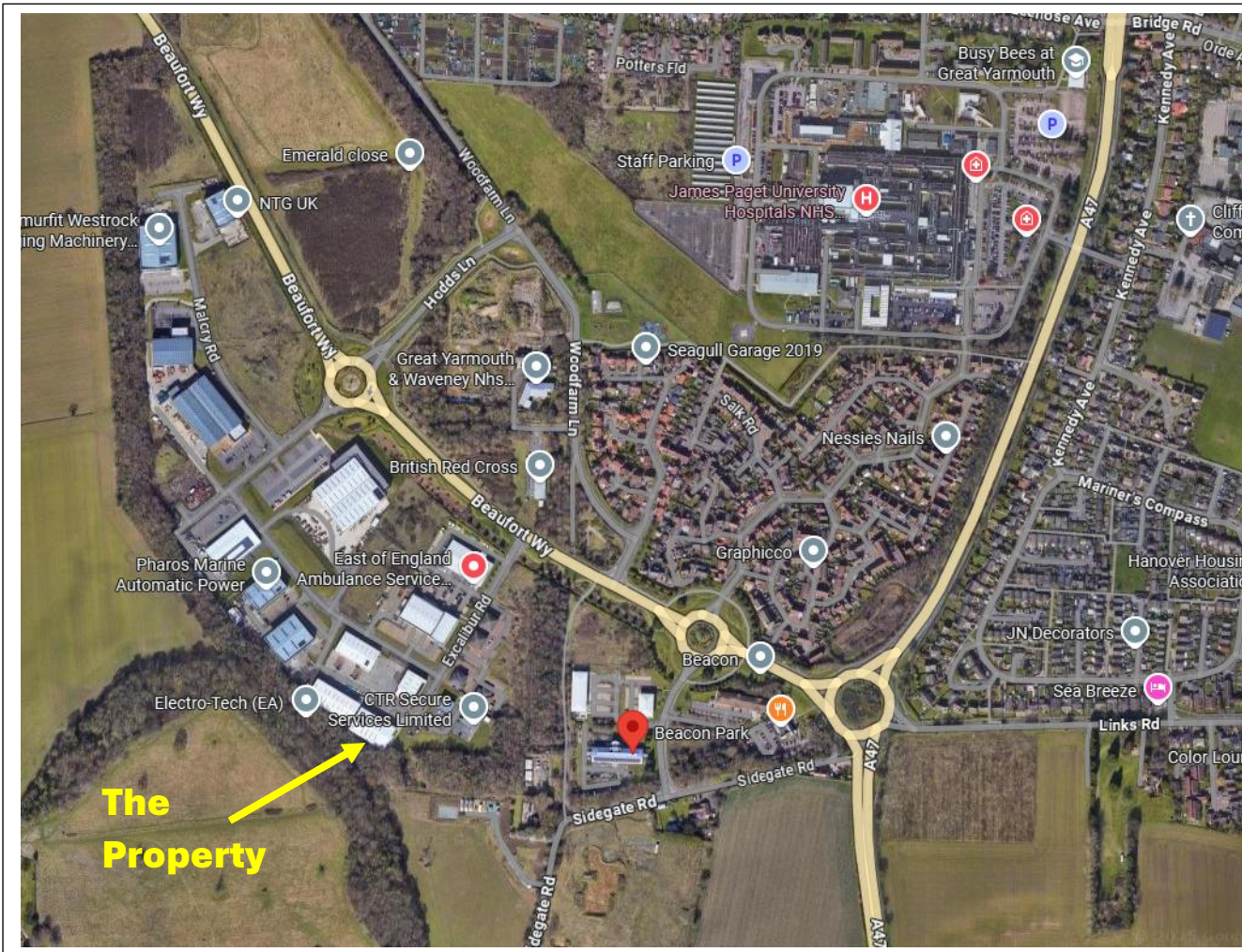
VAT will be applicable to the purchase price or the rent.

Legal Costs

Each party to be responsible for their own legal costs.



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Identity Checks / 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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www.eastcommercial.co.uk

Consumer Protection from Unfair Trading Regulations 2008 (CPR)

These details are for guidance only and complete accuracy cannot be guaranteed. If there is any point which is of particular importance to you, verification should be obtained. They do not constitute a contract or part of a contract. All measurements are approximate. No guarantee can be given with regard to planning permissions or fitness for purpose. No apparatus, equipment, fixture or fitting has been tested. Items shown in photographs are not necessarily included.

Disclaimer

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. East Surveyors Ltd. Please note: Messrs. East Surveyors Ltd 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. East Surveyors Ltd 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 East Surveyors Ltd on the issue of availability prior to traveling. 5. East Surveyors Ltd and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission.

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