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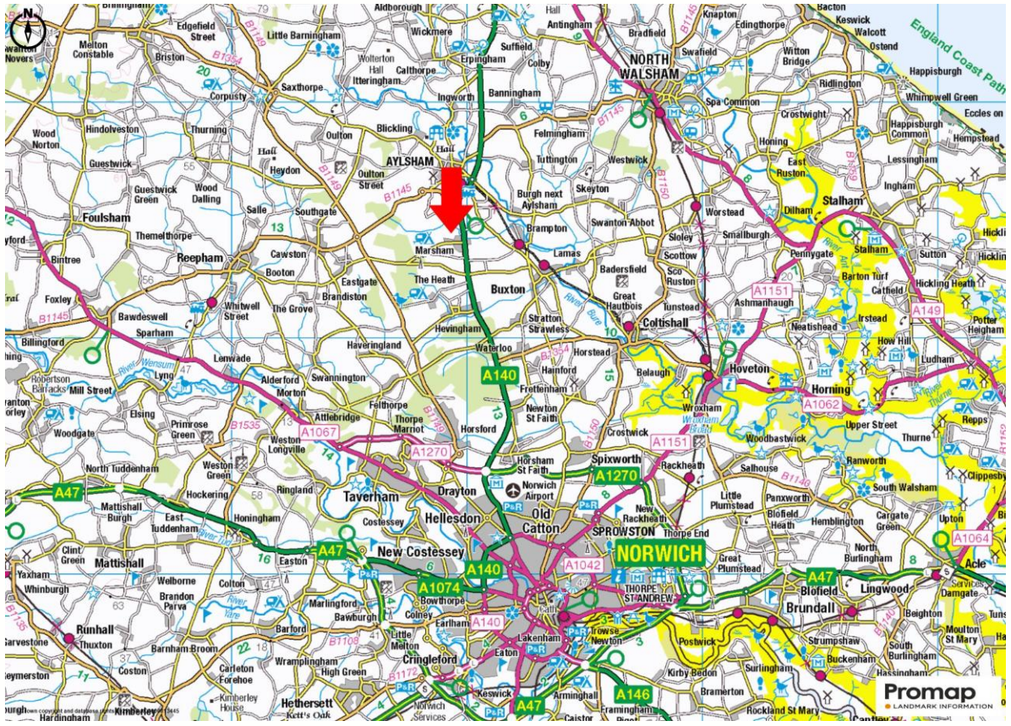

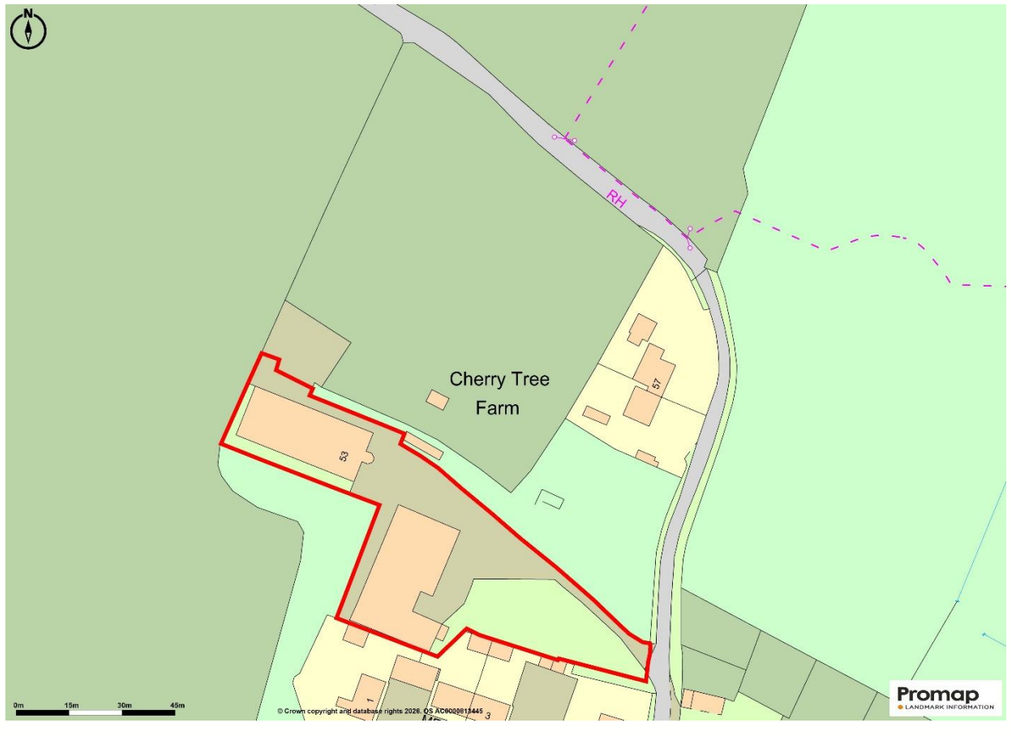

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Industrial Premises with Development Potential (stp)

15,457 SqFt (1,436m²) on 0.95 acres (0.38 hectares)

Industrial / Development

Freehold For Sale

RARE OPPORTUNITY TO ACQUIRE EXTENSIVE INDUSTRIAL PREMISES

COMPRISING TWO UNITS TOTALLING 15,457 SQ FT GIA

AYLSHAM 1 MILE TO NORTH, BROADLAND NORTHWAY 6.5 MILES SOUTH

DEVELOPMENT POTENTIAL (STP)

TOTAL SITE AREA 0.95 ACRES (0.38 HECTARES)

FREEHOLD

53 Fengate, Marsham, Aylsham, Norwich, NR10 5PT

The property is located in the village of Marsham, just 1 mile south of Aylsham and 6.8 miles north of Broadland Northway (NDR) and, with close proximity to the A140. This provides excellent transport links to Norwich and the wider north Norfolk area.

Aylsham offers a range of local amenities, including a public houses, bars and restaurants and a range of services on the nearby industrial estate.

The property itself is positioned at the end of Fengate, a short distance from the A140.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

53 Fengate, Marsham, Aylsham, Norwich, NR10 5PT

Description

The property comprises and extensive site totalling 0.95 acres (0.38ha) upon which two industrial units have been erected.

The first, on the left as you enter, is a steel-framed building with blockwork walls, constructed in 2007. It has been extended to the rear and side. Internally, the space is predominantly open and includes a small canteen, WC, and mezzanine storage. Access is provided via a roller shutter door and front and side personnel doors. The building is set within a concrete hard standing yard.

The second unit, at the rear of the site, is a of steel frame brick construction with a profile steel roof. The rear section is used for workshop and storage purposes, while the front accommodates offices, a kitchen, and WCs, with a mezzanine level above. Externally, there is a concrete forecourt and two side roller shutter doors for access.

Accommodation

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

Description	m²	Sq Ft
Workshop 1	541.74	5,831
Mezzanine	50.51	544
Rear/side extension	147.72	1,590
Total GIA	**739.97**	**7,965**
Workshop 2 and Offices	533.39	5,741
Mezzanine	162.70	1,751
Total GIA	**696.09**	**7,492**

Planning

The industrial premises have been used for many years for light steel engineering and fabrication. Interested parties should make their own enquires.

Services

Mains water, electricity (three phase) and private sewage are connected.

Terms

The freehold interest in the property, with vacant possession, is available for sale at **£575,000**, subject to contract and exclusive of VAT.

To the north of the industrial site lies a paddock which may be available via separate negotiation.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Factory and Premises
Rateable Value: £26,750
Rates Payable 20262027: £11,556

Legal Costs

Each party to bear their own costs.

VAT

Our client reserves the right to charge VAT in line with current legislation

EPC

The units have an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing
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SUBJECT TO CONTRACT - HRD/njr/120

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