



Commercial Premises with Development Potential (STP)
 774.14 m² (8,333sqft) 0.26 hectares (0.63 acres)

Industrial /
 Development

For Sale

**STRATEGICALLY LOCATED -
 RARE DRIVE-THRU
 OPPORTUNITY**

**COMMERCIAL BUILDING
 WITH REAR WORKSHOP**

**ACCESS TO THE A140
 AYLSHAM BYPASS**

**REDEVELOPMENT
 POTENTIAL (STP)**

**ADJACENT OCCUPIERS, BP,
 M&S FOOD, STARBUCKS**

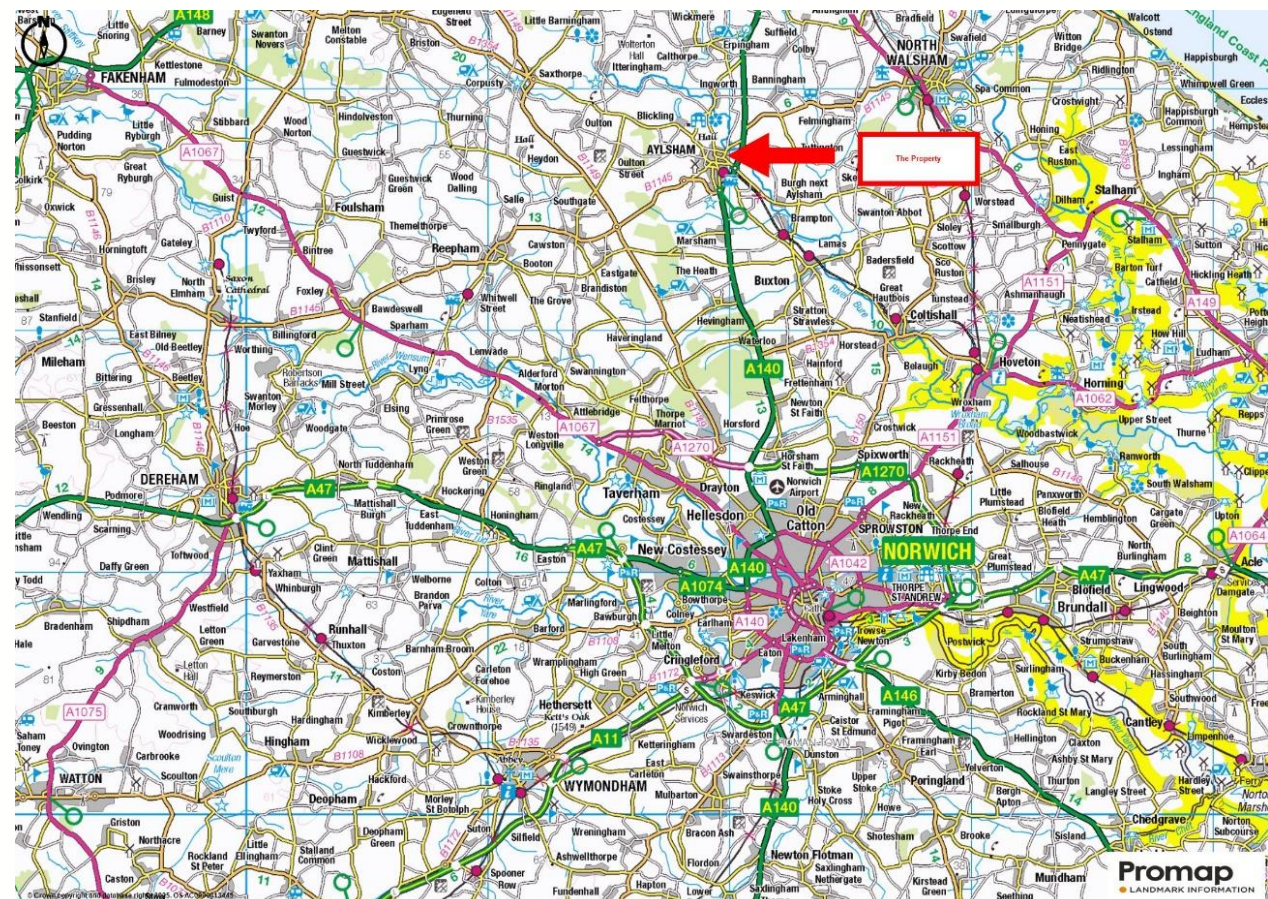
FREEHOLD

**Former Heatcraft Anglia Premises, Burgh Road,
 Aylsham, NR11 6AR**

A rare opportunity to acquire a prime development site occupying an unrivalled position just off the Aylsham Bypass (A140). Nearby occupiers include BP, M&S Food, Starbucks, and Norfolk County Council. Adjacent land has a pending application for 242 residential dwellings.

Aylsham is a growing market town approximately 12 miles north of Norwich, benefiting from excellent transport links via the A140 and improved access from the recently completed Broadland Northway (Northern Distributor Road).

The site is located at the end of Burgh Road on the outskirts of Aylsham, close to the A140.



Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessee 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



Description

The property comprises two elements. The first is a single-storey, steel-framed workshop with a mezzanine level beneath a pitched fibre cement roof, together with an adjoining concrete-surfaced storage yard.

The second is a brick and block constructed two-storey commercial building, most recently used as a showroom, providing several ground floor display areas, office accommodation, and a reception, with additional storage at first-floor level.

There is ample on-site parking at the property entrance, with the total site extending to approximately 0.26 hectares (0.63 acres).

Accommodation

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

Description	M ²	Sq Ft
Workshop		
Ground Floor	174.31	1,876
Mezzanine	67.49	726
Lean-to	91.94	990
Total	333.74	3,592
Portable Building	11.49	123
Showroom		
First Floor	352.26	3,792
Second Floor	76.63	825
Total	428.89	4,617
Total GIA	774.12	8,332
Site Area	0.63ac	0.26ha

Terms

The freehold interest in the property is available for sale at **£420,000 exclusive**.

Business Rates

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

Description: Showroom and Premises

Rateable Value: £18,750

Rates Payable 2025/2026: £9,356.25

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 property has an EPC rating of: F

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

