

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**LAND AT 173 SOUTHTOWN ROAD  
GREAT YARMOUTH  
NORFOLK  
NR31 0LF**

- SALES YARD or DEVELOPMENT OPPORTUNITY
- ROAD FRONTAGE TO SOUTHTOWN ROAD
- SITE AREA circa 1120 sq.m. (12,000 sq.ft.)

**FREEHOLD**

t: 07805 713081

e: [gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)

## LOCATION

The site is located at the junction of Southtown Road and Queen Anne's Road and is accordingly both visible and accessible to passing traffic.

## DESCRIPTION

A fenced and gated concrete surfaced compound, previously used for various uses including fuel sales, car sales, taxi yard and storage.

The site would be suitable for a variety of open sales yard or storage uses. Alternatively, it may be suitable for building development, whether residential or commercial. (subject to planning).



## SERVICES

The site has mains water and drainage connected.

## TENURE

Freehold with vacant possession upon completion.

## TERMS

Guide Price: £120,000 plus VAT  
Subject to Contract

## BUSINESS RATES

RV £5900 (April 2017)

## LEGAL FEES

Each party to bear their own legal fees

## VIEWING

If you wish to view the property or require any further information from Wiseman Commercial please use one of the following options:

Telephone or text: 07805 713081

E-mail:

[gary@wisemancommercial.co.uk](mailto:gary@wisemancommercial.co.uk)

Website:

[www.wisemancommercial.co.uk](http://www.wisemancommercial.co.uk)

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