

Showroom / Office / Workshop / Warehouse / Leisure



**REPRO ARTS
MONUMENT ROAD
GREAT YARMOUTH
NORFOLK NR30 3PS**

For Sale or To Let

LOCATION

The property is located on Monument Road, adjacent to Nelson's Monument, within the South Denes area of Great Yarmouth.

The South Denes is seeing ongoing re-generation in association with the activities of the Peel Ports Outer Harbour and prospects arising from major offshore wind-farm developments in the North Sea,

Great Yarmouth's Third River Crossing is planned to link the South Denes and the A47 / A12 to the west, enabling enhanced accessibility and business potential.

DESCRIPTION

The property comprises a mix of high-quality showroom/office facilities and several bays of versatile inter-connecting commercial workspace.

Formerly occupied by Repro Arts Limited the property is available due to retirement.

Showroom/office areas

A central reception area fronting Monument Road gives access to two well-presented showroom or office areas, plus a separate first-floor office.

Workspace areas

The workspace areas comprise four inter-connecting bays, mostly open plan, incorporating ancillary mess room and wc facilities.

PLANNING USE

The property is suitable for either Class B8 use (storage and distribution) or the new Class E use (commercial, business and services) applicable from 1st September 2020.

Possible 'Class E' uses are:

- Shop (formerly A1)
- Financial / professional services (formerly A2)
- Café (formerly A3)
- Office or light industrial (formerly B1)
- Gym or indoor recreation (formerly D2)

EPC

Band D



SERVICES

Mains water, drainage, gas, and 3 phase electricity supplies are connected.

Heating to the showroom/office areas is by a gas fired central heating system, whilst that to the production areas is by warm air blower units.

The building has an integrated fire alarm, emergency lighting, and security alarm systems.

ACCOMMODATION

The building layout and internal floor areas are as follows:

	sq. m.	(sq. ft.)
Ground floor		
Reception area	31.4	(337)
East showroom	66.8	(719)
West showroom	78.5	(845)
Workspace Bay 1	328.1	(3,531)
Workspace Bay 2	354.4	(3,813)
Workspace Bay 3	233.8	(2,515)
Workspace Bay 4	135.9	(1,462)
Ancillary rooms	82.7	(890)
sub-total	1,311.6	(14,112)
First floor		
Office	25.3	(272)
sub-total	25.3	(272)
Total	1,336.9	(14,384)

BUSINESS RATES

RV £20,750

TENURE

FOR SALE – The freehold property is for sale at a guide price of £450,000

LEASING OPTIONS – The property is alternatively available for lease, either as a whole, or in parts, by discussion with the agents.

Whole building: 14,384 sq.ft.

Showroom/offices from 719sq.ft. to 1,900sq.ft.

Workspaces / leisure spaces from 3,500sq.ft. to 12,200sq.ft.





WISEMAN COMMERCIAL



07805 713081

wisemancommercial.co.uk

INFORMATION & VIEWING

Please contact the sole selling agents:

Contact:

Gary Wiseman MRICS

Telephone or text:

07805 713081

E-mail:

gary@wisemancommercial.co.uk

Website:

www.wisemancommercial.co.uk

Casparcom Limited trading as Wiseman Commercial, give notice as agents for this property, for themselves and for their clients that:

1. They have no authority to make or give any representations or warranties in relation to the property. These brochure particulars do not form part of any offer or contract and must not be relied upon as statements or representation of fact.
2. Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not intended to be comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents and we have not tested any services, equipment or facilities included with the property. Purchasers or lessees must accordingly satisfy themselves by inspection or otherwise as required.