

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:

Ground floor	sq. m.	(sq. ft.)
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)
<b>sub-total</b>	<b>1,311.6</b>	<b>(14,112)</b>
<b>First floor</b>		
Office	25.3	(272)
<b>sub-total</b>	<b>25.3</b>	<b>(272)</b>
<b>Total</b>	<b>1,336.9</b>	<b>(14,384)</b>

## 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



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## INFORMATION & VIEWING

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