

# WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**1 YARMOUTH ROAD  
ORMESBY ST MARGARET  
GREAT YARMOUTH NR29 3QB**

- FORMER MOT & SERVICE WORKSHOP
- 2,798 sq.ft. (260 sq.m.) with 3 service bays
- PART OF BUSY ESSO / LONDIS SITE
- SUIT SIMILAR USE or ALTERNATIVE WORKSHOP USE

**TO LET**

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## LOCATION

The unit is part of the Esso/Londis site fronting Yarmouth Road, Ormesby St Margaret, with forecourt access from Station Road.

Central to the village, the site is easily accessible and was formerly known as Dyble's Garage.

## DESCRIPTION

An open plan workshop measuring 15.43m x 14.63m approx. with eaves height of circa 5.00m.

- Three chain-operated roller shutter doors aligned with service bays
- Two recessed Tecalemit 4-post lifts (not tested)
- One Tecalemit 2-post scissor-lift (not tested)
- Two small viewing rooms
- Mezzanine storage area (7.14m x 4.72m approx.)
- Car parking allocation
- Access to wc facilities.

## ACCOMMODATION

<b>Ground floor</b>	sq.m.	sq.ft.
Workshop area	226.0	2,432
<b>First floor mezzanine</b>		
Storage area	34.0	366
<b>Total</b>	<b>260.0</b>	<b>2,798</b>

## SERVICES

- Mains water and drainage
- Electrical supply connected

## EPC

An Energy Performance Certificate has been commissioned and will be provided by the landlord.

## TERMS

The property is available to let at a rent of £15,000 per annum, payable quarterly in advance.

## BUSINESS RATES

The rateable value (April 2017 list) is RV£6,100, thus qualifying for small business rates release under current rating scheme guidance.

## VIEWING

If you wish to view the property or require any further information, 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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