

WISEMAN COMMERCIAL

CHARTERED SURVEYORS & BUSINESS SPACE AGENTS



**UNIT 4 HEWETT ROAD
GAPTON HALL INDUSTRIAL ESTATE
GREAT YARMOUTH
NORFOLK NR31 0NN**

- MODERN TERRACED COMMERCIAL UNIT
 - CIRCA 278 sq.m. (2,990 sq.ft.)
 - 9 CAR PARKING SPACES

NEW LEASE AVAILABLE

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LOCATION

The unit is one of a terrace of ten modern business space units at Hewett Road on the Gapton Hall Industrial Estate.

Access Hewett Road from Gapton Hall Road and the terrace is located on the left-hand side at the end of the road.

DESCRIPTION

- Ground floor (2,440 sq.ft.) comprising entrance hall, office, kitchen, 3 storerooms and 2 wcs leading into an L-shaped warehouse/workshop area with roller shutter access.
- First floor office suite (550 sq.ft.) suitable for shared occupation or sub-letting.
- Surfaced easy access concrete forecourt with 9 car parking spaces.

SERVICES

Mains water, drainage and 3 phase electricity are connected.

ENERGY PERFORMANCE CERTIFICATE

Band E (valid until July 2033).

TENURE

The unit is available to let by a new lease to be granted for a minimum 3-year term at a rent of £15,000 per annum plus VAT.

BUSINESS RATES

Ground floor: RV £10,500

First floor office: RV £5,400

NB. Both assessments fall below the current threshold for a sole trader to obtain full business rate relief.

LEGAL FEES

Each party to bear their own legal fees.

INFORMATION & 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

Website:

www.wisemancommercial.co.uk

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