



**1-4 SPENCER COURT  
VANGUARD ROAD  
GREAT YARMOUTH  
NR31 0NT**

**FREEHOLD FOR SALE  
(PART LET / PART VACANT)**



## KEY FEATURES

- Located within Vanguard Road, just off Hewett Road, on the Gapton Hall Industrial Estate.
- A terrace of 4 warehouse bays, plus a single storey office extension, totalling 992 sq.m. (10,763 sq.ft.) all within a self-contained site of circa 0.70 acre.
- The site and units were constructed in the 1990's and purchased by the current owner in 2001.
- Unit 1-2 is let and comprises two warehouse bays plus a well-presented office extension totalling circa 560 sq. m. (6,025 sq.ft.).
- Unit 3 is a warehouse bay of 216 sq.m. (2324 sq.ft.) incorporating a small office/wc/kitchenette area and storage mezzanine.
- Unit 4 is a warehouse bay of 216 sq.m. (2324 sq.ft.) suitable for merger with unit 3.
- A communal concrete surfaced delivery yard provides loading facilities, circulation and car parking spaces
- 3-phase 100kva electrics, mains gas, water and drainage connected.



Unit 3 interior



Unit 4 interior



## TENURE

Freehold Title NK73192

Unit 1-2 is let to Power Mechanical Automation Limited on a 5-year lease from 10th March 2025. The rental income is £35,000 pa, rising to £38,000 pa from 10th March 2027, with a mutual break option on the 10th March 2027.

Units 3 and 4 are available with vacant possession.

## BUSINESS RATES

Unit 1-2: RV £25,000

Unit 3: RV £10,500

Unit 4: RV £10,500

## ENERGY PERFORMANCE CERTIFICATE

Unit 1-2: Band D

Unit 3-4: Band C

## PRICE

£795,000 (subject to contract)



Units 3 and 4





**WISEMAN  
COMMERCIAL**



**07805 713081**

**wisemancommercial.co.uk**

### **INFORMATION & VIEWING**

Please contact the sole agents:

Contact:

Gary Wiseman MRICS

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)

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.