

# Industrial Investment Property

**4 & 4A Knightwood Court, Shuttleworth Close  
Great Yarmouth NR31 0NQ**



## KEY FEATURES

- Located within a courtyard development of six units accessed from Edison Way and fronting Shuttleworth Close on the popular Gapton Hall Industrial Estate in Great Yarmouth.
- A pair of end-terraced workshop units of steel frame, brick and block construction, metal profile wall and roof cladding.
- Unit 4 comprises circa 2,722 sq.ft. and is let to Merz Engineering Limited for a 5-year term expiring 30th June 2029. The rent passing is currently £12,000 per annum, rising to £13,000 per annum from 1st July 2028.
- Unit 4a comprises a lock-up warehouse of circa 980 sq.ft. let to Mr W Cox for a 5-year term expiring 31st October 2026. The rent passing is £5,525 per annum.
- Both leases are excluded from Sections 24-28 Landlord and Tenant Act, affording landlord flexibility in the grant of future new leases.
- The units have 3-phase 100 KVA mains electricity supply and a solar panel installation that benefits both units. The solar installation generates surplus electricity from which the owner derives additional income (estimated £675 pa).
- Energy Performance Certificates (valid to 2031)  
Unit 4 – Band D    Unit 4a – Band C
- Rateable Values both below the small business rates threshold
- Unit 4 – RV £11,250    Unit 4a – RV £6,100

## TENURE

Freehold Title NK337453

Subject to the existing leases and solar agreement.

Estimated income circa £18,200 per annum.

## PRICE

£225,000

Subject to Contract



Unit 4 interior



## FURTHER INFORMATION

Please contact the sole agents:

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