



COMMERCIAL/ROADSIDE DEVELOPMENT LAND

LAND AT GAPTON HALL ROAD, GREAT YARMOUTH,
NORFOLK, NR31 0NL

- Prominent and visible location
- Frontage to Gapton Hall Road
- Established commercial area
- Suit variety of occupiers S.T.P

Nick Dunn

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FOR SALE £1,100,000 | 0.61 Hectares (1.50 Acres)

Norwich

The Atrium, St Georges St Norwich, NR3 1AB

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BROWN & CO

LOCATION

The site is situated with main frontage to the busy Gapton Hall Road and a return frontage to Hewett Road, in an established commercial area favoured by industrial, energy, offshore engineering, office and motor dealership occupiers.

The Gapton Hall Retail Park plus McDonalds, Pizza Hut and Starbucks are approximately 0.6 miles distant, and Morrisons supermarket and the Pertwee & Back Ford dealership are in close proximity.

The Gapton Hall Industrial Estate is conveniently positioned for the A47 Great Yarmouth bypass and is approximately five miles from Lowestoft, and 20 miles from Norwich

DESCRIPTION

The generally level rectangular shaped site has two existing accesses off Hewett Road, and a third shared access off Gapton Hall Road.

The site is surfaced with Type 2 hardcore with gravel covering, and has most recently been used for car display and sales.

Please note the site will be sold with a restriction prohibiting motor dealership/sales use.

PLOT SIZE

The site extends to approximately 0.61 hectares (1.50 acres).

SERVICES

Electricity, water, foul drainage and broadband are connected to the site.

TOWN AND COUNTRY PLANNING

The site has consent for vehicle sales and display.

The site will suit a wide variety of alternative uses (subject to planning).

Interested parties should contact Great Yarmouth Borough Council Planning Department on 01493 846242 or plan@great-yarmouth.gov.uk.

TENURE

The property is available to purchase freehold with vacant possession. At present, the rear section of the site, comprising 60 car spaces on approximately 0.30 acre, is let on a flexible licence to the neighbouring occupiers, Johnson Controls, producing £30,000 per annum exclusive. Generating longer term leasing arrangements are a possibility, if required (further details on application).

PRICE

£1,100,000.

VAT

The property is elected for VAT and therefore VAT will be charged in addition to the purchase price.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact the joint selling agents:

Brown&Co

Nick Dunn

01603 598241

07977 121341

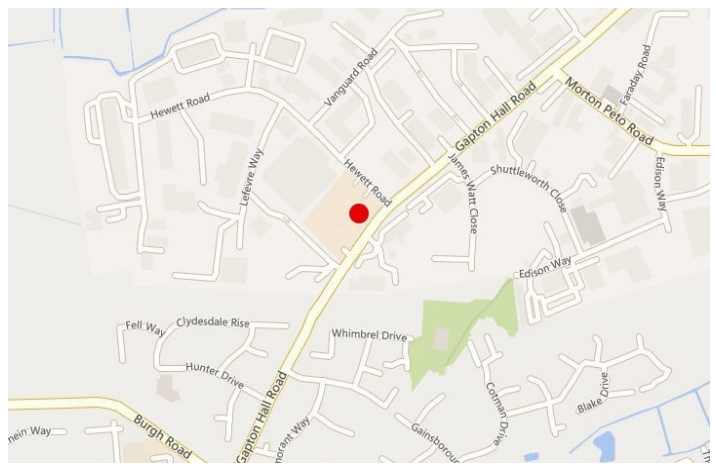
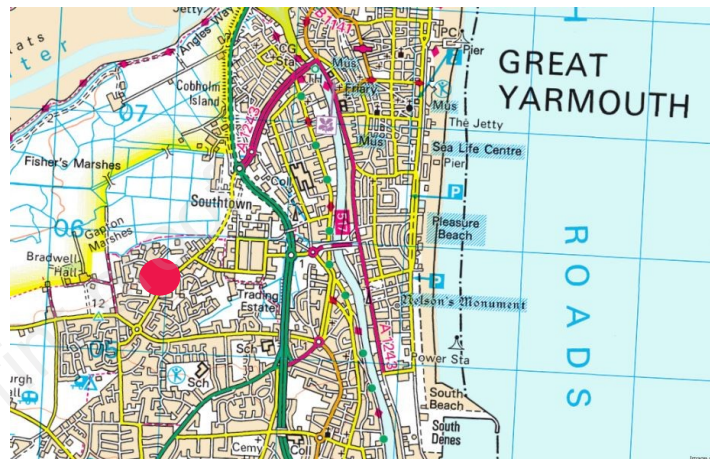
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