



Description

The property comprises two separate and distinct buildings, which are as follows:

Tideway Premises: this consists of a pair of semi-detached workshops/warehouses of steel portal frame construction with a combination of brick and plastic coated sheeting to the walls with plastic coated sheeting to the roof. There are roller shutter doors serving the premises, with a self-contained yard.

Former IBTC: the principal accommodation was previously used for a boat building college. The accommodation provides a number of separate uses which include reception, offices, classrooms, workshop, warehousing, additional offices, parts department and storeroom. There is a combination of building materials used throughout the property with the principal warehousing space being of a steel portal frame construction, with a combination of claddings to both roof and walling with secondary older accommodation having brick walling below either a flat roof or single pitched roofing. The office and classrooms are or a more modern construction being of brick below a pitched tiled roof with wood effect cladding to the upper elevations. The property benefits from parking and circulation space along with moorings for approximately 9 boats.

Adjacent Premises

The adjacent children's nursery is available for sale, as shown hatched on the plan. Further details can be provided.

Location

The property is located off the Harbour Road in Oulton Broad, and with direct access to Lake Lothing. The town of Lowestoft is located approximately 2 miles to the east. Lowestoft provides a wide range of retail, leisure and educational facilities.

Harbour Road and the local industrial area has notable occupiers including **Petans Ltd**, **Starfrost** and **Hannants**. The property benefits from accessibility of Sea Lake Road with direct access to Lake Lothing.

Accommodation

The building has the following approximate gross internal floor areas:

Tideway Premises:	5,494 sq ft	(510.5 sq m)
Former IBTC:	14,024 sq ft	(1,302.9 sq m)
Classroom and Offices:	2,547 sq ft	(236.6 sq m)
Total:	22,065 sq ft	(2,050.0 sq m)

The total site area is approximately 2 acres including the pontoons.

Price

Unconditional offers in the region of **£800,000** are invited. VAT will be applied at the standard rate.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (103). A full copy of the certificate is available upon request.

Rates

The property is split into various rating assessments. Prospective purchasers should make their own enquiries of the Local Rating Authority.

Viewings & Further Information

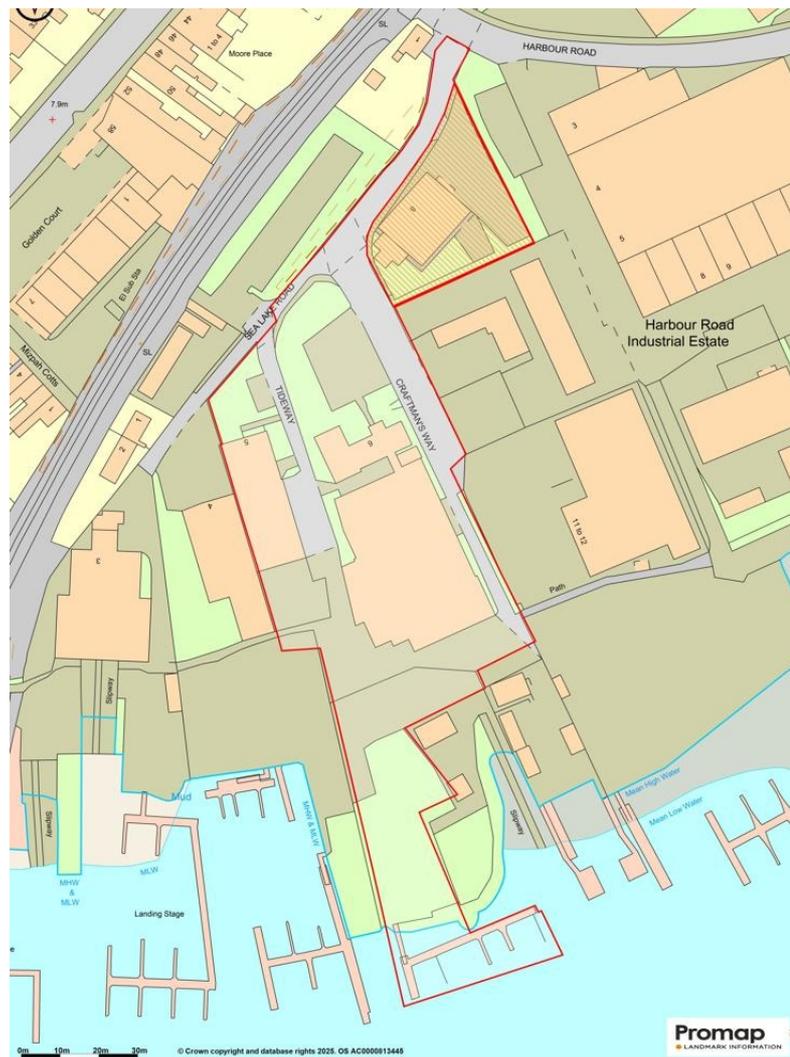
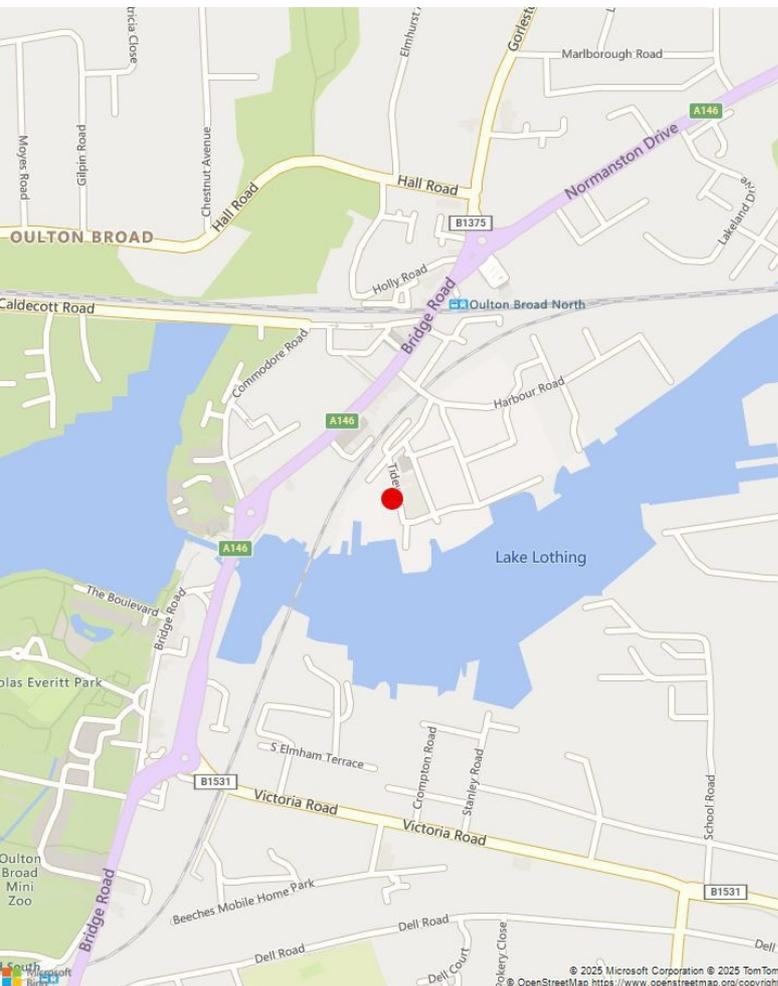
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 samk@rochecs.co.uk

Anti Money Laundering

In accordance with the latest Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

Tenure & Terms

The freehold interest is available with vacant possession.



ROCHE

LOWESTOFT | SEA LAKE ROAD

NR32 3LQ

WAREHOUSING/WORKSHOPS WITH MOORINGS

FOR SALE



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