



Location

North Walsham is a busy north Norfolk market town, located approximately 15 miles north of Norwich and 7.5 miles south of Cromer and the north Norfolk coast. The town has a population of approximately 13,000.

The property is located on North Walsham Business Park off the A149, Cromer Road. Other occupiers in the vicinity include **Waitrose, MKM Building Supplies, Travis Perkins, Wall Engineering** and **Starlings Transport**.

Description

The property comprises a plot of approximately 3.96 acres (1.60 ha) of development land which is considered suitable for industrial and/or storage uses, subject to planning. The site is approximately level and of regular shape with access via a private estate road. It is available as a whole or could be divided.

The site is to the east of Wall Engineering's factory and to the north of premises occupied by Starling's Transport and R&L Morter. The boundary to the north is the Norwich to Sheringham railway line.

Tenure & Terms

The site is offered for sale although lettings will be considered. Splitting the site may be possible.

Rent

On application.

Price

£600,000 exclusive of VAT, subject to contract.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Planning & Uses

The site is understood to be zoned for employment uses. Interested parties are encouraged to make enquiries of the Local Planning Authority, North Norfolk District Council.

Services

Electricity, water and drainage are understood to be available. Interested parties are encouraged to make enquiries as to whether these are sufficient for their requirements.

Viewings & Further Information

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Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

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