



Location

The property is located on Turnpike Close, which is located to the west of Norwich City Centre. The location is a popular trade counter and vehicles sales area with nearby occupiers including Wickes, Batemans Carpets and Motorpoint. The site sits in close proximity to the A140 outer ring road and provides easy accessibility to the City Centre and the main arterial routes.

Description

The premises are presently used for the display and sale of new commercial vans. The site extends to an acre, and is securely fenced with a tarmac surface, wash bay and office. The office building has been fully fitted out on the ground floor with open plan sales office leading to meeting rooms, kitchen and welfare facilities. The specification includes, LED lighting, comfort cooling and floor boxes. The 1st floor is in a shell condition.

The key features are:

- Secure fenced site
- Fully tarmacked
- Office and sales building
- Potential to further develop the site

Accommodation

The site is 1 acre. The building has a gross internal area over the 2 floors of 3413 sq ft (317 sq m).

Tenure & Terms

The property is available freehold with vacant possession at £1,295,000 (plus VAT).

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity and address and source of funds to the selling agents prior to solicitors being instructed.

Energy Performance Certificate

The property has an EPC of TBC

Rates

The Valuation Office Agency website indicates that the 2026 Rateable Value is £84,500. This is not the annual rates payable

Planning & Uses

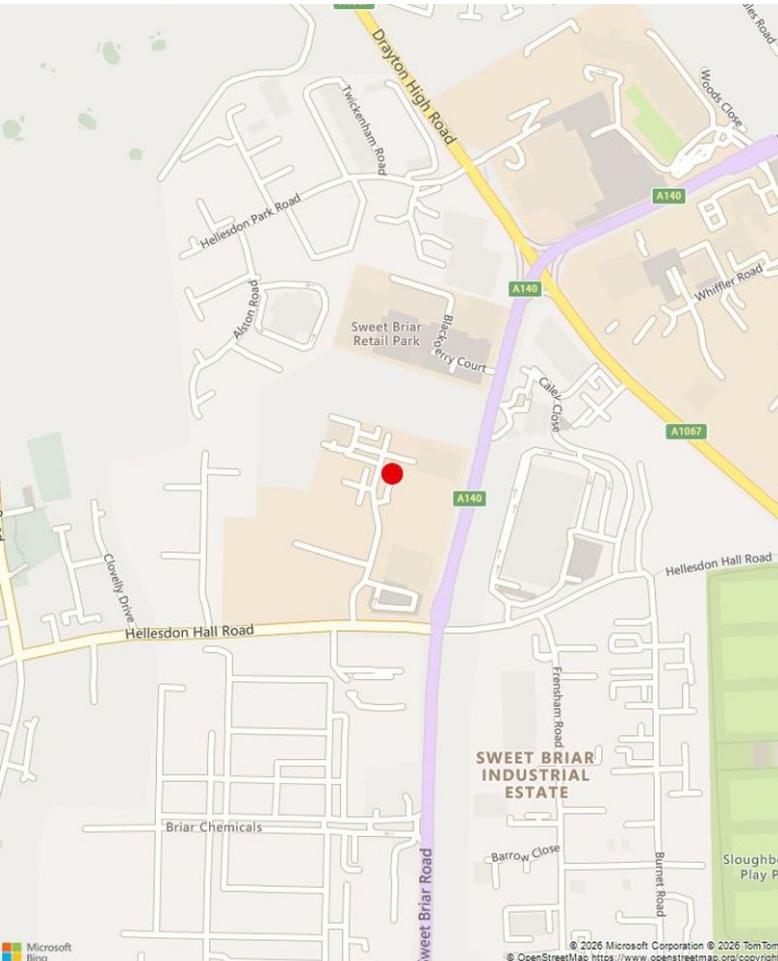
The property has a Sui Genris planning consent for the sale and leasing of vehicles with associated offices (Ref 17/01275/F). The area has a mixture of commercial uses and accordingly we would envisage alternative uses will be acceptable. Interested parties should make their own enquiries to Norwich City Council.

Viewings & Further Information

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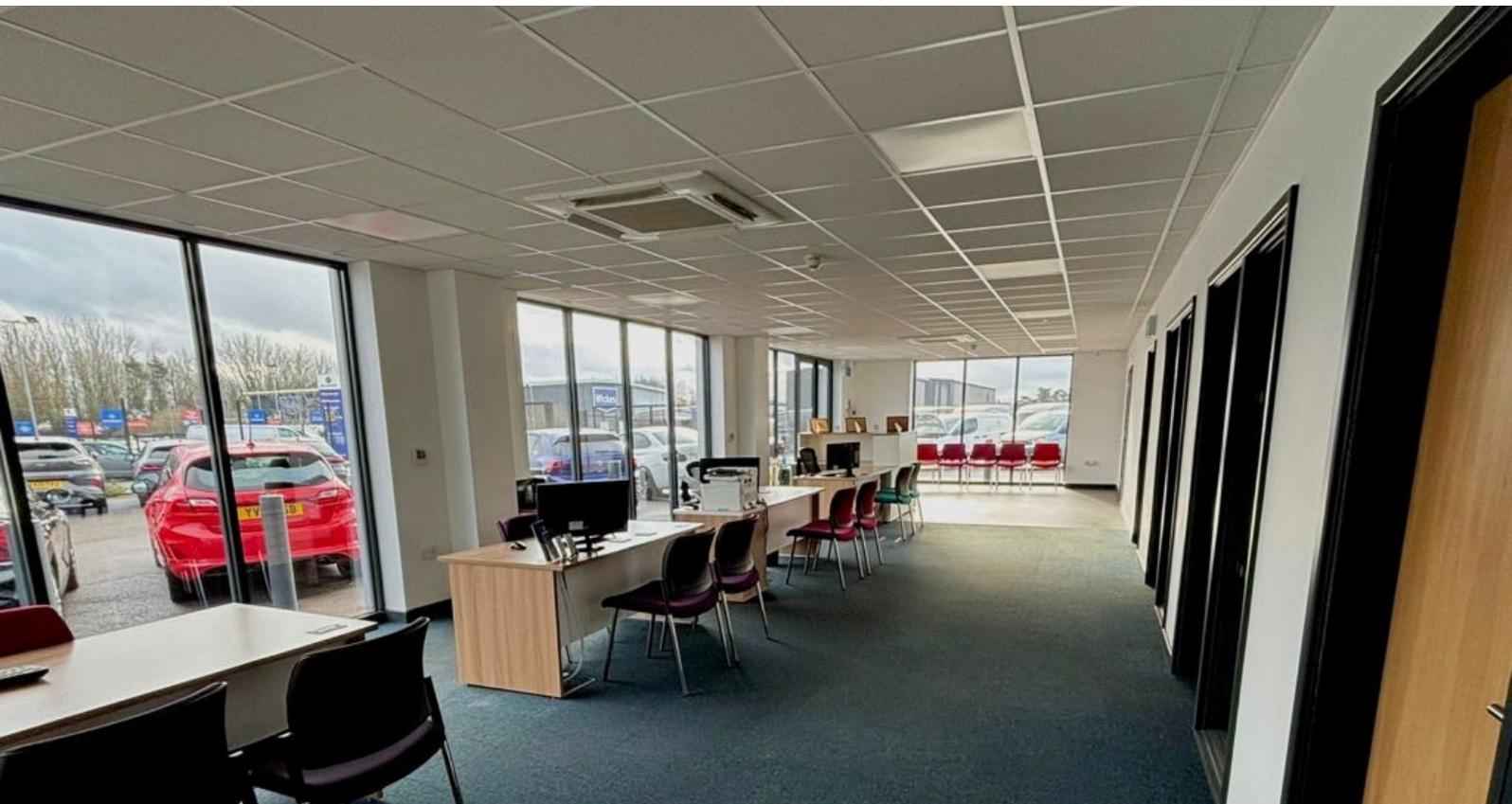
Legal Costs

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



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



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a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.

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