



Location

Sheringham is located on the North Norfolk coast approximately 25 miles north of Norwich and 4 miles west of Cromer. The town has a population in the region of 7,000 and is served by a main line rail station to Norwich. The town is a popular tourist location with the majority of employment based around retail and leisure businesses and offers a wide range of facilities including: primary and secondary schools, swimming pool, golf club, theatre and a range of local and national retailers.

The property is situated at the western end of Sheringham, approximately one mile from the town centre, accessed directly from Weybourne Road which forms part of the A149 coast road. It is within a small industrial area opposite the golf club. Beyond the industrial area is a modern leisure centre, a new care development, a vets and residential dwellings.

Description

The property comprises a large factory complex and land being sold with vacant possession due to relocation. It has the following features and specification:

- Prominent location
- Circa 50,000 sq ft of buildings on 3.75 acres
- Scope to re-use or repurpose the buildings
- Potential for alternative uses, subject to planning
- Rare development opportunity in popular coastal town

Accommodation

The property is spread over two freehold titles comprising the engineering premises and a former dairy depot. The main factory building consists of a number of linked workshop and warehouse bays developed in phases from the 1960's through to the 1990's with a front office block, forecourt parking area and rear storage land. The former dairy site is a disused area of land with storage outbuildings.

The buildings provide a total gross floor area in the region of **50,000 sq ft (stms)** and the total site area is approximately **3.75 acres (1.52 hectares)**.

Tenure, Terms & Price

Unconditional offers in the region of **£2,000,000** are being sought for the freehold interest with vacant possession on completion.

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 Energy Performance Asset Rating of B 48.

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

Rates

The Valuation Office Agency website indicates that the 2023 Rateable Value is £151,250. This is not the annual rates payable.

Planning & Uses

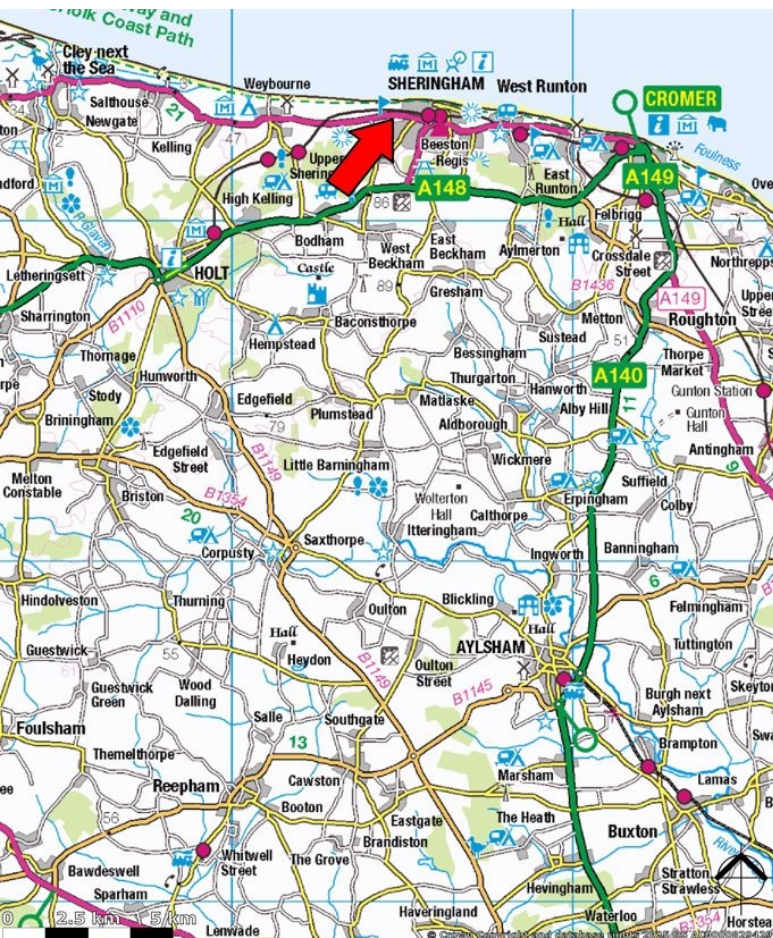
We understand the current use falls within use class B2 (general industrial) and therefore could suit other industrial uses, although we believe there is potential for a wide range of other uses, subject to redevelopment and therefore planning permission. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
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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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