



### Location

The premises is located in Oulton, 0.8 miles from the B1149 Norwich to Holt road and 3.5 miles from the A140 Norwich to Aylsham road. The site is accessed via The Street/Oulton Street and an improved road which facilitates commercial vehicles.

### Description

The premises comprises two properties: a semi-detached warehouse building and a detached workshop. The site includes an expansive concrete yard extending to approximately 0.65 acres with security gates. The total site area extends to 1.15 acres. The semi detached warehouse is of steel frame construction with a concrete floor and blockwork walls to approximately 3 metres. The detached workshop is of steel frame construction under a mono pitch roof with blockwork walls and external timber cladding. The properties benefit from the following specification and features:

- Warehouse eaves height of 2.86m extending to 5.51m
- Workshop eaves height of 2.98m extending to 5.00m
- Three full height electric roller shutter doors to the workshop
- Full height electric roller shutter door to the warehouse
- Extensive concrete yard
- Three phase electricity to both properties
- Offices and staff welfare facilities

### Accommodation

The properties have the following approximate areas on a gross internal basis:

Semi-detached warehouse - 7,168 sq ft (666.0 sq m)  
 Detached workshop - 3,222 sq ft (299.4 sq m)  
**Total - 10,390 sq ft (889.4 sq m)**

### Tenure & Terms

The properties are available by way of a new effectively full repairing and insuring lease for a term to be agreed. The rent is subject to VAT at the prevailing rate.

The properties may be available to let separately subject to negotiation.

### Rent

**£37,200 per annum exclusive**

### Energy Performance Certificate

The detached workshop property currently has an Energy Performance Asset Rating of D (79). The main warehouse has a separate rating of E (124). A full copy of the certificates are available upon request.

**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](http://www.commercialleasecode.co.uk)

## Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £21,750. The rates payable will depend on the occupier's circumstances and can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

## Planning & Uses

The property currently has planning consent for the hire, sale, servicing and repair of agricultural vehicles and for a centre for the sale of agricultural vehicle parts. Other uses will be considered subject to obtaining the required planning consents.

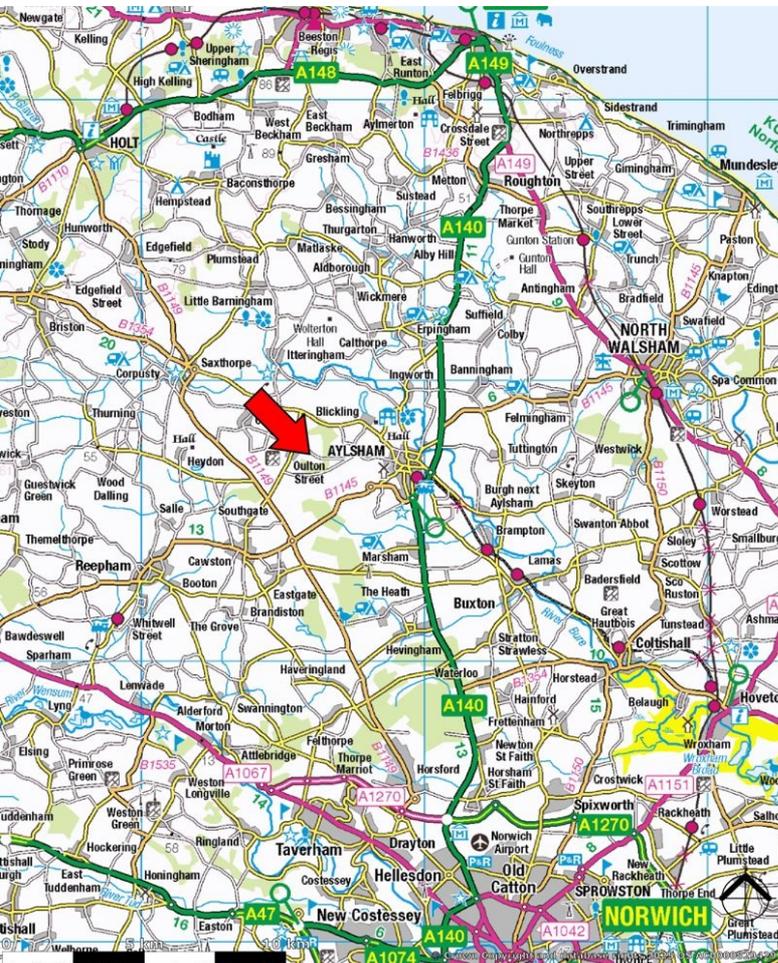
## Viewings & Further Information

**Ben Common**  
**Roche Chartered Surveyors**  
01603 756340 / 07917 762230  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)

## Legal Costs

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

**James Allen**  
**Roche Chartered Surveyors**  
01603 756332 / 07778 297298  
[jamesa@rochecs.co.uk](mailto:jamesa@rochecs.co.uk)



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](http://www.commercialleasecode.co.uk)



#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- 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.
- All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



#### IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- 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.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property