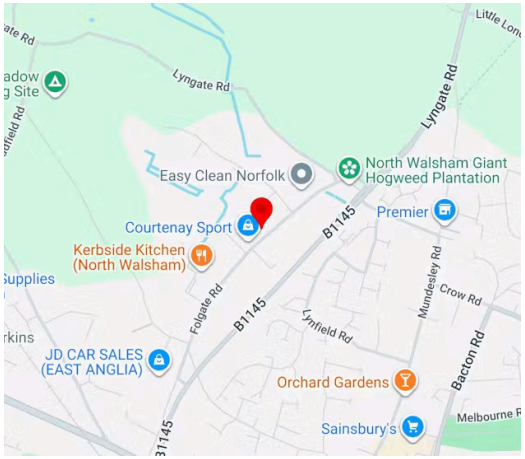


ROCHE

Folgate House, Folgate Road, North Walsham, NR28 0AJ

Investment For Sale | Offers in the region of £1,050,000 | 15,776 sq ft

Freehold industrial and office investment







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 resident population of circa 13,000. The property is situated in the heart of North Walsham's principal industrial estate, on the main estate spine road. Occupiers of note in the vicinity include Coda Plastics, Breedon, PSS, Weener Plastics and Drury Transport.

Description

The property comprises a detached warehouse building with offices on a large 1.1 acre secure site. Internally the property is split into two seperately let areas - the ground floor offices, warehouse space and some of the first floor is let to SDI Group PLC (t/a Chell Instruments) and the remaining first floor offices are let to NFU.

Accommodation

Name	sq ft	sq m
Ground - Chell - Warehouse and offices (incl part 1st floor)	13,375	1,242.58
1st - NFU - Offices	2,401	223.06
Total	**15,776**	**1,465.64**

Terms

The property is let to SDI Group PLC (Chell) on a 10-year lease until 28 Feb 2036, with tenant only break and rent review in 2031, the passing rent is £74,156 pax; and NFU on a 5-year lease until 12 May 2028 with a rolling 1-year break option, the passing rent is £21,400 pax. Both leases are effectively on tenants full repairing and insuring terms, partly via service charge.

Offers in the region of £1,050,000 are being sought for the freehold interest, subject to the leases, which represents a net initial yield of 8.6% on the total passing rent of £95,556 pax.

Anti-Money Laundering (AML)

In accordance with the latest AML legislation, the purchaser will be required to provide proof of indentity, address and source of funding prior to solicitors being instructed.

Summary

- Price: Offers in the region of £1,050,000
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- View details on our website

Contact & Viewings

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Reception


NFU Mutual
Chell Instruments Ltd
Tolgate House


HAAS
20HP
VECTOR
DRIVE

