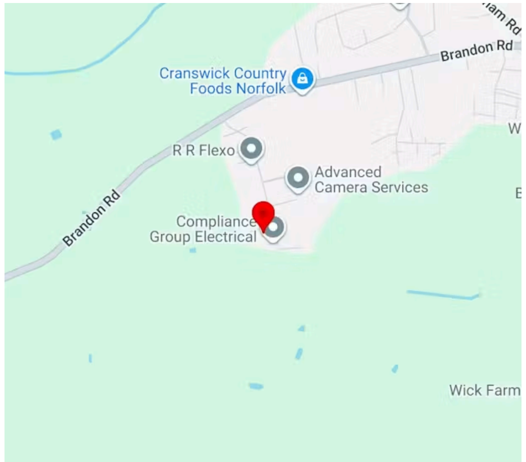
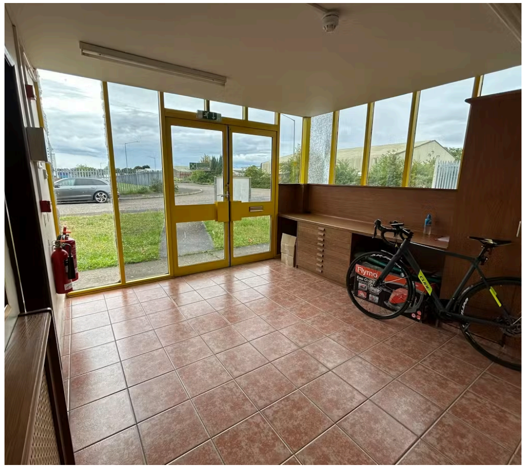

ROCHE

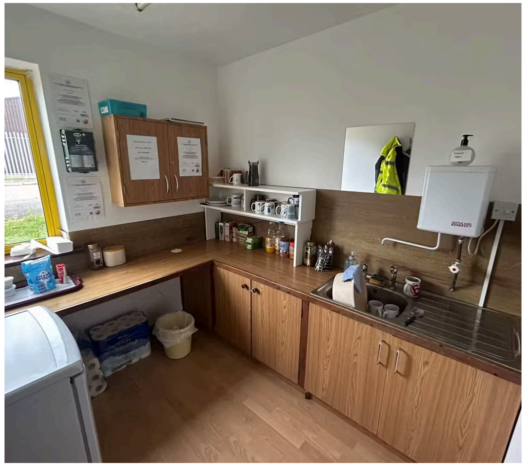
# 36-40 Threxton Road Industrial Estate, Watton, IP25 6NG

## Investment For Sale | Offers in the region of £380,000 +VAT | 7,799 sq ft

Freehold Industrial Investment for Sale





## Location

Watton is a popular market town, located in mid Norfolk. The town benefits from a range of retail and leisure opportunities, including Lidl, Tesco, and Jewson, with a primary and secondary school. Major employees in the town include Cranswick, Exheat and Wincanton. The property is located on the Threxton Road Industrial Estate.

## Description

The property comprises a detached industrial / warehouse unit of steel portal frame construction with a combination of brick and profile metal clad elevations beneath a pitched sheet-clad roof. The unit benefits from a double-height glazed entrance frontage providing access to the ground-floor office accommodation with mezzanine space above.

## Key Points

- LED Lighting
- Minimum Eves 5.1m
- 6 Full height Roller Shutter Doors
- Ground Floor Office Space

## Accommodation

| Description | sq ft | sq m |
|---|---|---|
| Ground floor factory , including ancillary space | 7,207 | 669.55 |
| 1st floor mezzanine | 592 | 55 |
| **Total** | **7,799** | **724.55** |

## Terms

The property is offered for sale on a freehold basis, subject to the current 10-year lease. The lease expires 18th June 2034, and has a tenant break at the end of the 5th year ( 18th June 2029). The lease is FRI, subject to a schedule of conditions. The passing rent is £34,200 per annum, which in our opinion is reversionary. The lease is outside the security of Tenure of the Landlord and Tenant Act. At the asking price of £380,000, the net initial yield is 8.65% ( allowing for purchasers' costs of 1.8% plus stamp duty).

## Legal Costs & Anti-Money Laundering

Each party is to be responsible for their own legal costs incurred in the transaction. In accordance with the latest Anti-Money Laundering Legislation, the purchaser will be required to provide proof of identity and address and source of funding to the selling agents prior to solicitors being instructed.

## Summary

- Price: Offers in the region of £380,000 +VAT
- Business rates: The Valuation Office Agency (HMRC) indicates that as of April 2026 the rateable value is £28,000.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

## Further information

- View details on our website

## Contact & Viewings

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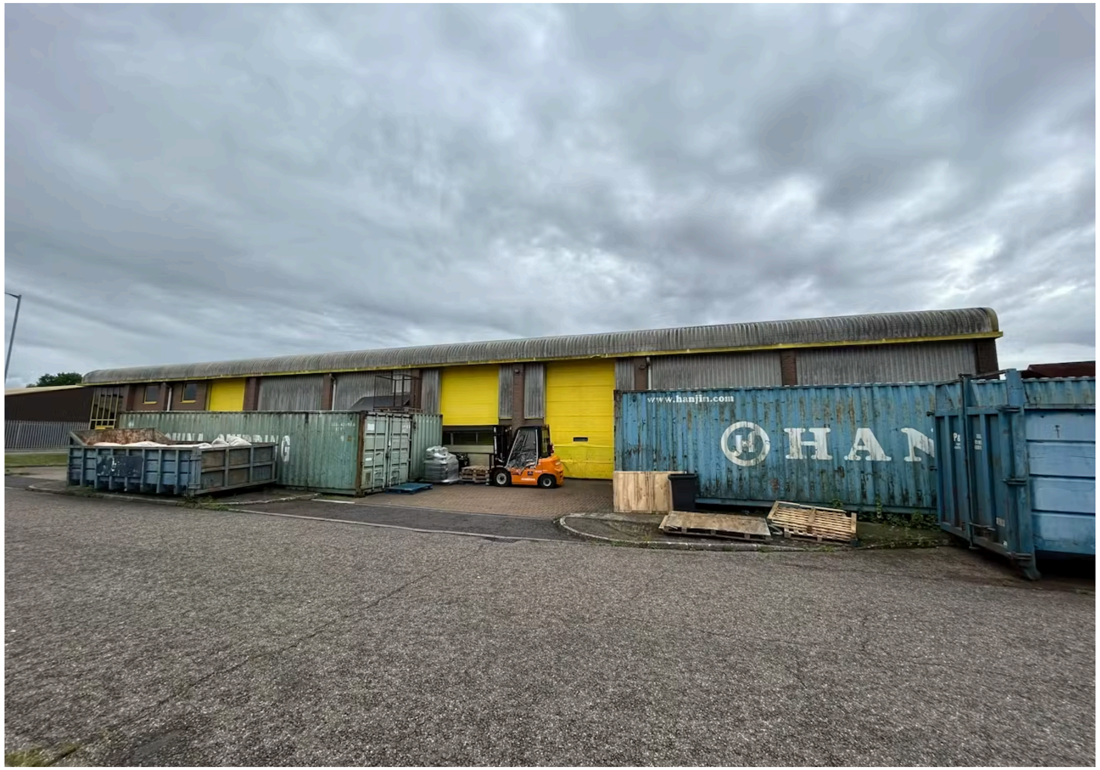
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