

Great Yarmouth | NR30 3LJ
16 Southgates Road

ROCHE



OFFICE / REDEVELOPMENT SITE FOR SALE

9,282 sq ft (862 sq m)

- **Prominent office/call centre building**
- **Outline planning consent for redevelopment**
- **Forecourt car parking**
- **Accessible to town centre and port areas**

Development

01603 619876
www.rochesurveyors.co.uk

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Location

Great Yarmouth is a busy port serving the offshore gas and oil industry. The town has an urban population of approximately 90,000.

The property is situated approximately one mile to the south of the town centre on Southgates Road, which is the main road serving the east side of the port, leading to the South Denes Industrial Area and the outer harbour (East Port).

Description

The property consists of an office building which includes a fully-fitted call centre with ancillary storage, some of which is capable of being converted to provide further office or call centre accommodation. The call centre could be used as conventional offices.

Outline planning consent has been granted for demolition of the existing building and the erection of 9 dwellings. Reference 06/18/0258/O

Specification

The accommodation has the following amenities:

- Heating and comfort cooling
- Carpeted solid floors
- Suspended ceilings with inset Cat 2 lighting
- Extensive Cat 5 wiring and power distribution
- Call Centre with capacity for 60 plus seats
- Mix of open-plan and cellular offices
- Kitchens and staff facilities
- Toilets on each floor
- Forecourt parking

Energy Performance Certificate

The property has an Energy Performance Asset Rating of D(88). A full copy of the Certificate is available upon the request.

Accommodation

The property provides the following approximate net internal floor areas:

	sq ft	sq m
Ground Floor:		
Offices	2,062	191.5
Storage and server	856	79.5
Kitchen/staff	274	25.5
Call Centre	1,653	153.6
Sub-total	4,845	450.1
First Floor:		
Offices	1,045	97.1
Kitchen	51	4.7
Sub-total	1,096	101.8
Mezzanine:		
Storage (potential to upgrade)	2,841	263.9
Second Floor:		
Offices	500	46.4
TOTAL	9,282	862.2

Services

Mains electricity, gas, water and drainage are understood to be connected.

Tenure

Freehold with vacant possession.

Price

£275,000.

VAT

The vendor reserves the right to apply VAT to the sale price.

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£18,500**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Great Yarmouth Borough Council (01493 856100), or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

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

Viewing

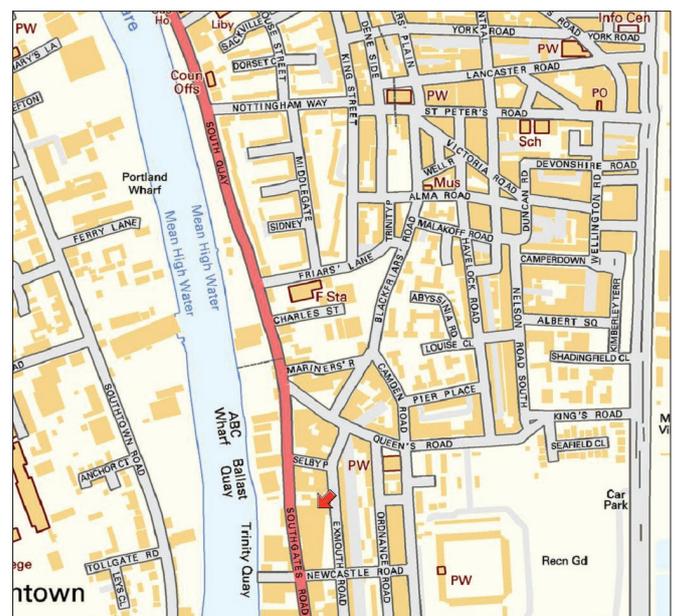
Strictly by appointment through the sole selling agents:

Roche:

Contact: James Allen

Tel: 01603 756332

Email: james.allen@rochesurveyors.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

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