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MARTIN DAY
CHARTERED SURVEYORS

Industrial & Business Space

**FORMER CENTRAL TYRE DEPOT
SOUTHTOWN ROAD
GREAT YARMOUTH NR31 0LA**



TYRE DEPOT / WAREHOUSE / WORKSHOP
Approximately 466 Square Metres
(5,020 Square Feet)

- Two-bay / two-loading door unit with office and WCs
- Large concrete forecourt for loading and parking
- Good access to industrial areas and to town centre
- **Prominent trading position on arterial route**

TO LET OR FOR SALE

LOCATION

The property is located in a prominent position on Southtown Road, Great Yarmouth, close to its junction with William Adams Way which links to the main A12 trunk road. Great Yarmouth town Centre is a short drive away to the north and there is easy access to the main industrial estates at Harfreys and Gapton Hall a short distance to the west.

This is an excellent trading location on a well known arterial route linking Gorleston to Great Yarmouth.

DESCRIPTION

The property comprises a two-bay former Central Tyre depot with office and male and female toilets. Construction is of brick walls with concrete floor and a double pitched single skin corrugated asbestos / cement sheet roof supported on steel trusses. Loading is via two large roller shutter doors (measuring approximately 4.58m wide by 3.52m high). The height beneath the steel trusses is a useful 3.84 metres. Loading and parking is off the large concrete surfaced forecourt.

The property has an Energy Performance rating of 38 as per the extract below.

FLOOR AREA

Approximately 466 Square Metres
 (5,020 Square Feet)

SERVICES

Mains electricity and water are connected but there is no gas. The unit is lit by fluorescent strip lights. There is no permanent heating.

USE

The property is in a mixed commercial / residential area fronting a main road. It is suitable for a range of light industrial, workshop, storage and assembly uses as well as being ideally suited for use as a tyre depot, trade counter or similar. Interested parties should check that their intended use is acceptable with Great Yarmouth Borough Council as well as with the landlord (if leasing) via us.

RATES

We understand the Ratable Value is £18,500. The current rate in the pound is 49.7 pence resulting in a liability for 20016/17 of £9,194.50. Please check this with Great Yarmouth Borough Council.

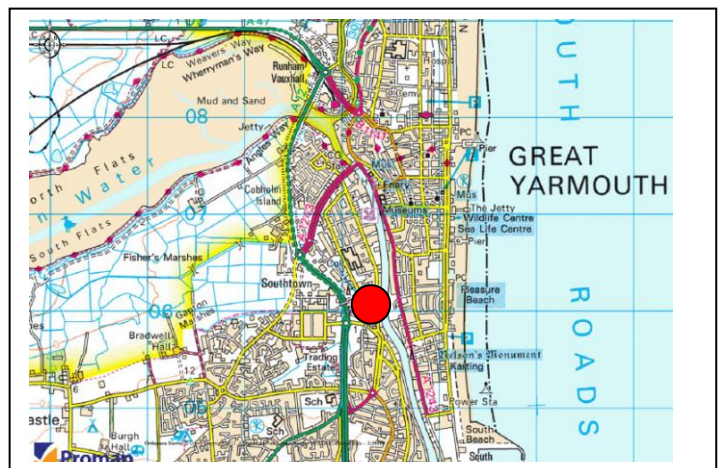
TERMS

The property is available by way of a lease at an annual rent of £25,000 (£4.98 per square foot) for the whole. The tenant will be responsible for rates and other outgoings. The freehold is available at £197,500.

VIEWING AND FURTHER INFORMATION

Contact Martin Day to discuss this property, or to arrange a viewing.

Although prepared with care in December 2015 (revised September 2016), no part of these particulars may be relied upon as a statement of fact and you should verify all figures and information. The particulars form no part of any offer or contract, nor make or imply any warranty which the agents have no authority to give. Interested parties should conduct their own structural survey and other investigations. Where present the services, heating, lighting and other equipment have not been tested and cannot be verified to be free from defects. Accordingly Martin Day Chartered Surveyors shall not be liable for any error or omission in these particulars or any other information given. Unless stated otherwise, all prices and rents are quoted exclusive of Value Added Tax and are subject to contract.



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 Plans for guidance only and not to scale.

Energy Performance Certificate
 Non-Domestic Building



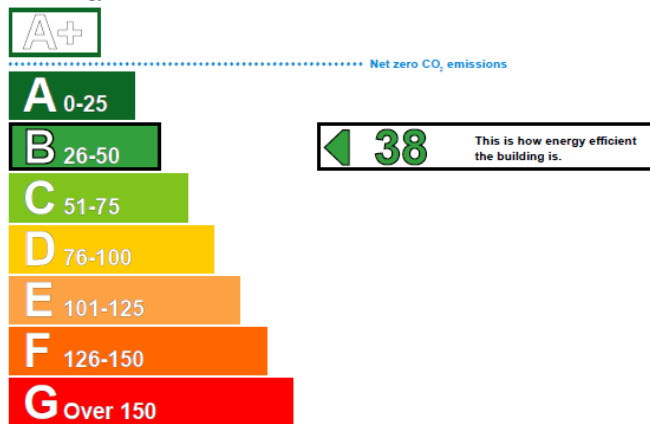
Central Tyre
 Southtown Road
 GREAT YARMOUTH
 NR31 0LA

Certificate Reference Number:
 0607-9190-0330-1690-4803

This certificate shows the energy rating of this building. It indicates the energy efficiency of the building fabric and the heating, ventilation, cooling and lighting systems. The rating is compared to two benchmarks for this type of building: one appropriate for new buildings and one appropriate for existing buildings. There is more advice on how to interpret this information on the Government's website www.communities.gov.uk/epbd.

Energy Performance Asset Rating

More energy efficient



Less energy efficient

Technical information

Main heating fuel:	Grid Supplied Electricity
Building environment:	Heating and Natural Ventilation
Total useful floor area (m ²):	439
Building complexity (NOS level):	4

Benchmarks

Buildings similar to this one could have ratings as follows:

- 23 If newly built
- 49 If typical of the existing stock

Administrative information

This is an Energy Performance Certificate as defined in SI2007:901 as amended

Assessment Software: DDB PartL v24.21 using calculation engine SBEM v3.2.b

Property Reference: 470661300000

Assessor Name: David Ambler

Assessor Number: LCEA009904

Accreditation Scheme: CIBSE Certification Ltd

Employer/Trading Name: Bennett Williams

Employer/Trading Address: 106 Dixons Green Road,Dudley,DY2 7DJ

Issue Date: 17 Dec 2008

Valid Until: 16 Dec 2018 (unless superseded by a later certificate)

Related Party Disclosure:

Recommendations for improving the property are contained in Report Reference Number: 9990-4066-0408-0130-1074

If you have a complaint or wish to confirm that the certificate is genuine

Details of the assessor and the relevant accreditation scheme are on the certificate. You can get contact details of the accreditation scheme from the Government's website at www.communities.gov.uk/epbd, together with details of the procedures for confirming authenticity of a certificate and for making a complaint.



For advice on how to take action and to find out about technical and financial assistance schemes to help make buildings more energy efficient visit www.carbontrust.co.uk or call us on 0800 085 2005