



01473 289600

Hubbard House, 6 Civic Drive, Ipswich, Suffolk IP1 2QA

readercommercial.com

info@readercommercial.com

COMMERCIAL PROPERTY CONSULTANTS SINCE 1993

INVESTMENT – FOR SALE TRADE COUNTER UNIT – 612.1 SQ M/6,589 SQ FT

FURTHER PRICE REDUCTION



37 Concorde Road
Airport Industrial Estate
Norwich
Norfolk
NR6 6BE

FOR SALE

Trade counter unit 612.1 sq m/6,589 sq ft
Sale and leaseback to Movac Limited
New 10 year full repairing and insuring lease
Producing £48,000 per annum exclusive
In occupation since 1998

Price reduced to offers in excess of £500,000 sought

LOCATION

The property is located approximately 3 miles north of Norwich City Centre just off A1042 Out Ring Road on the well established Airport Industrial Estate. Concorde Road. can be found just off Vulcan Road South with near by occupiers such as Grahams Plumber Merchants, KFC and Seat..

DESCRIPTION

The property comprise a trade counter industrial unit with parking and trade counter/pedestrian access and parking off Concorde Road with loading to the rear of the property of Delta Close. Internally the property is predominantly single storey other than above the sales office, there are storage rooms served by a single staircase. The warehouse is open to the eaves with additional storage in separate areas to the side and rear of the property. All office and ancillary areas are located at the front and benefits from gas fired central heating. Outside the front of the unit is parking for circa. 6 cars with an apron and loading area to the rear with 2 loading doors of different sizes.

ACCOMMODATION

(Please note all areas are approximate)

Sales/trade counter office including meeting room of	64.8 sq m	698 sq ft
Main warehouse includes female & visitors WC	17.6 sq m	189 sq ft
Kitchen and male WC	316.2 sq m	3,403 sq ft
Side stores	14.9 sq m	160 sq ft
Paint room	96.2 sq m	1,036 sq ft
Mixing room	11.1 sq m	120 sq ft
Rear stores with loading door	25.8 sq m	278 sq ft
	31.9 sq m	344 sq ft
Gross internal ground floor area	561 sq m	6,039 sq ft
First floor area arranged over 4 rooms of varying sizes	51.1 sq m	550 sq ft
Overall area	612.1 sq m	6,589 sq ft

Minimum height to eaves	3.93 m	12 ft 9"
Minimum height to apex	5.87 m	19 ft 3"
Multi loading door height	3.65 m	12 ft
Multi loading door width	3.00 m	9 ft 8"
Secondary loading door height	2.2 m	7 ft 2"
Secondary loading door width	1.53 m	5 ft

Parking

Outside the front of the unit is parking for circa. 6 cars. Loading via Delta Close.

TENURE – FREEHOLD

TENANCY

The property is to be let back to Movac Limited (Company number 0123854) on a new 10 year full repairing and insuring lease, subject to an upward only open market rent review on the 5th anniversary of the term. The proposed rent is £48,000 per annum exclusive.

PRICE

Offers in excess of £500,000 sought which reflects a net initial yield of 9.17% after allowing for purchasers costs of 4.70%.

VAT

VAT is applicable to the property.

SERVICES

All main services connected except gas. We have not tested any services and any interested party should carry out their own due diligence in relation to the services offered by utility companies.

BUSINESS RATES

Rateable value for 2024/25 is £28.750 per annum.

EPC – upon request

LEGAL COSTS

Each party to bear their own legal costs.

VIEWING

Strictly by prior appointment with Reader Commercial on 01473 289600 or

martin@readercommercial.com



Plan is for location purposes only







