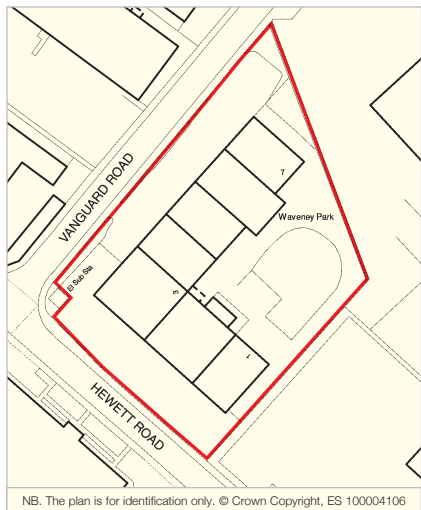


**Great Yarmouth**  
**Units 1-7 Waveney**  
**Park**  
**Hewett Road**  
**Norfolk**  
**NR31 0NN**

- **Freehold Light Industrial Investment**
- Established industrial location
- Comprising seven units totalling 1,784 sq m of accommodation
- No VAT applicable
- Total Current Rents Reserved **£68,950 pa plus vacant possession of 1 unit**



**Tenure**  
Freehold.

**Location**  
The port of Great Yarmouth is located on the east coast of Norfolk, some 10 miles east of Norwich and 10 miles north of Lowestoft. The town is also a popular holiday resort and has a resident population of some 56,000 which increases in the summer months with the seasonal influx of tourists. The property is located on the north side of Hewett Road, close to its junction with Gapton Hall Road which leads directly to the A47. Occupiers close by include Co-op Food, Peugeot, Ford and a variety of local traders in an established industrial park.

**Description**  
The property is arranged to provide seven industrial/warehouse units totalling 1,784 sq m of accommodation. Units 3, 4, 5 and 6 currently interconnect via firedoors.

**VAT**  
VAT is not applicable to this lot.

**Documents**  
The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

**Energy Performance Certificate**  
For EPC Ratings please see website.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Unit 1	Aquazone Ltd	223.00 sq m (2,400 sq ft)	6 years from 29.06.2012. FR & I	£13,750 p.a.	Reversion 2018
Unit 2	Vacant	334.50 sq m (3,600 sq ft)			
Unit 3	Pharmamed Ltd	334.50 sq m (3,600 sq ft)	5 years from 01.01.2018. FR & I	£15,000 p.a.	Reversion 2023
Unit 4	Stephar UK Ltd	223.00 sq m (2,400 sq ft)	5 years from 01.01.2018. FR & I	£10,000 p.a.	Reversion 2023
Unit 5	Stephar UK Ltd	223.00 sq m (2,400 sq ft)	5 years from 01.01.2018. FR & I	£10,000 p.a.	Reversion 2023
Unit 6	Stephar UK Ltd	223.00 sq m (2,400 sq ft)	5 years from 01.01.2018. FR & I	£10,000 p.a.	Reversion 2023
Unit 7	Waterweights Ltd	223.00 sq m (2,400 sq ft)	10 years from 29.09.2013 Rent review at the 5th year FR & I	£10,200 p.a.	Rent Review 2018
		<b>Total</b>	<b>1,784.00 sq m (19,200 sq ft)</b>	<b>Total £68,950 p.a.</b>	

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda  
**Seller's Solicitor** J Lambert Esq, Lambert Pugh Solicitors. Tel: 01603 462796 e-mail: [jlambert@lambertpugh.co.uk](mailto:jlambert@lambertpugh.co.uk)