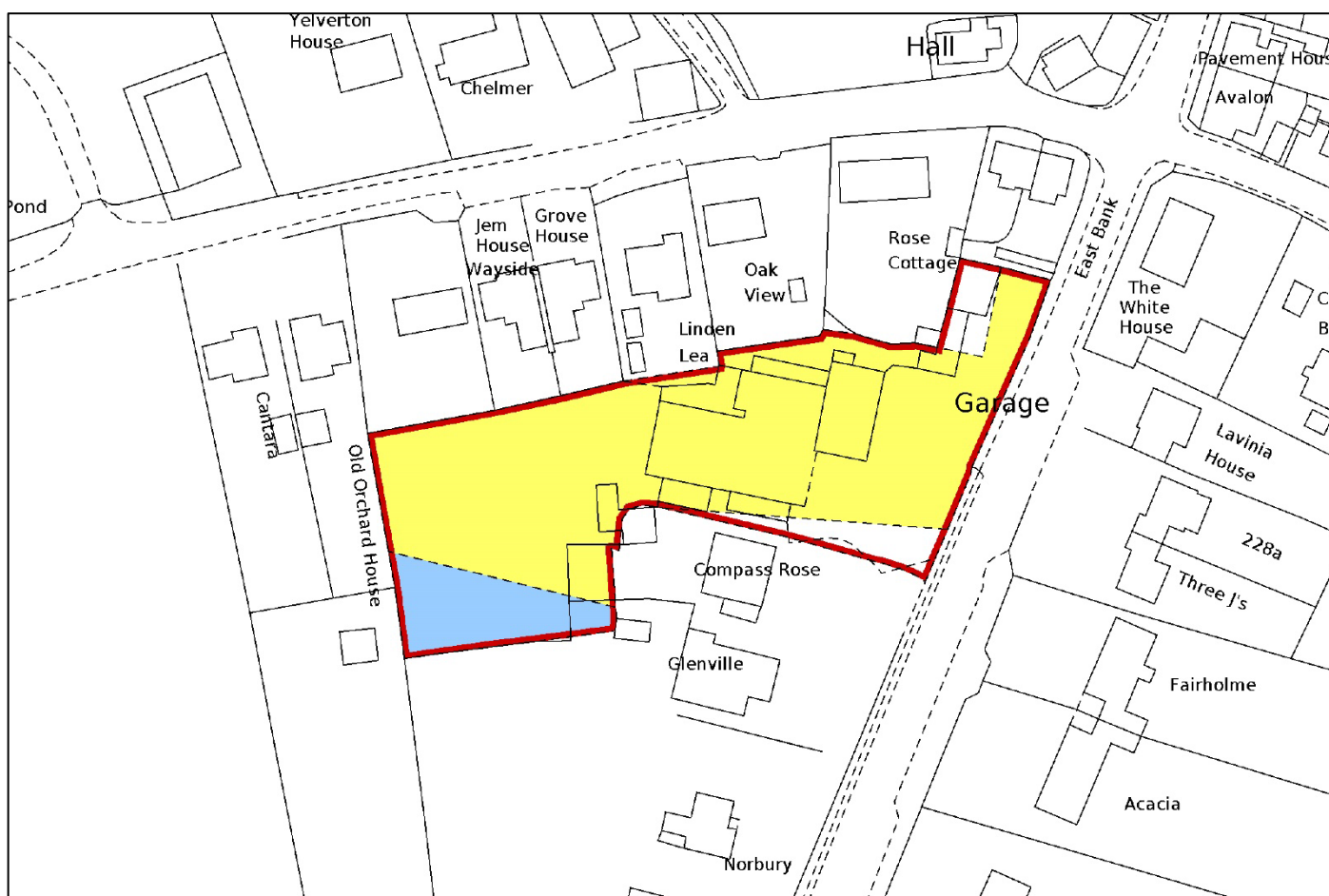




CHAPMAN
CHARTERED SURVEYORS

THE GARAGE, IPSWICH ROAD, DICKLEBURGH DISS IP21 4NJ

706.1 sqm / 7,601 sqft



WORKSHOP / GARAGE UNITS SUITABLE FOR A VARIETY OF USES

Ref: 181124

T. 01379 687645

CONTACT@CHAPMANSURVEYORS.CO.UK

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Regulated by RICS

FOR SALE / TO LET

Workshop / garage units

706.1 sqm / 7,601 sqft

LOCATION

The village of Dickleburgh is located approximately six miles north-east of the market town of Diss, Norfolk which has a wide range of services and amenities including a mainline railway station serving Norwich, Ipswich and London Liverpool Street. Dickleburgh has a village store, a pub and a bus service to Norwich and Diss.

DESCRIPTION

Purpose-built 1960s / 1970s vehicle repair garages and workshops with ancillary office accommodation. The main workshops are of steel portal frame construction with brick and block walls to 2.0m then corrugated iron cladding to the eaves and corrugated asbestos roof.

ACCOMMODATION

The front unit has a coach inspection pit. The rear workshop is the newest with a concrete portal frame, but with the same walls and roof as the others. One of the three main buildings is open fronted whilst the other two have sliding timber doors and a steel roller shutter door. There are several storage rooms off the workshops, and a detached office building of block brick rendered and with a tiled roof. Next to this office is another basic storage building. There is a good sized concreted forecourt with access down one side of the buildings to a further area of land that was formerly concreted parking for coaches but is now just hardcore and earth.

SITE AREA

Site area 0.36 Ha 0.88 acres

FLOOR AREAS (GIA)

Workshops / garages / stores	670.1 sqm	7,213 sqft
Ancillary offices	<u>36.0 sqm</u>	<u>388 sqft</u>
	706.1 sqm	7,601 sqft

RENT

£20,150pa on full repairing and insuring terms

GUIDE PRICE

£185,000 (ignoring any development potential)

VAT

No VAT

SERVICES

Mains water and electricity (three phase).

BUSINESS RATES

Rateable Value (RV): £18,770

ENERGY PERFORMANCE CERTIFICATE

Not applicable

LOCAL AUTHORITY

South Norfolk Council

LEGAL COSTS

Each party will be responsible for their own legal costs

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Contact: Oliver Chapman

Tel: 01379 687645

Email: o.chapman@chapmansurveyors.co.uk

AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.