

# FOR SALE WITH VACANT POSSESSION

## On instructions of ATS Euromaster

London Road, Attleborough,  
Norfolk NR17 2BX

- Freehold for sale with vacant possession.
- Ideal development opportunity with potential for a variety of alternative uses, subject to appropriate planning consents.
- Located on a main arterial road approximately half a mile from the town centre.
- Circa 0.60 acres (0.24 ha)
- Offers in excess of £375,000 excl. VAT are invited on an unconditional basis.



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SUBJECT TO CONTRACT



## FOR SALE

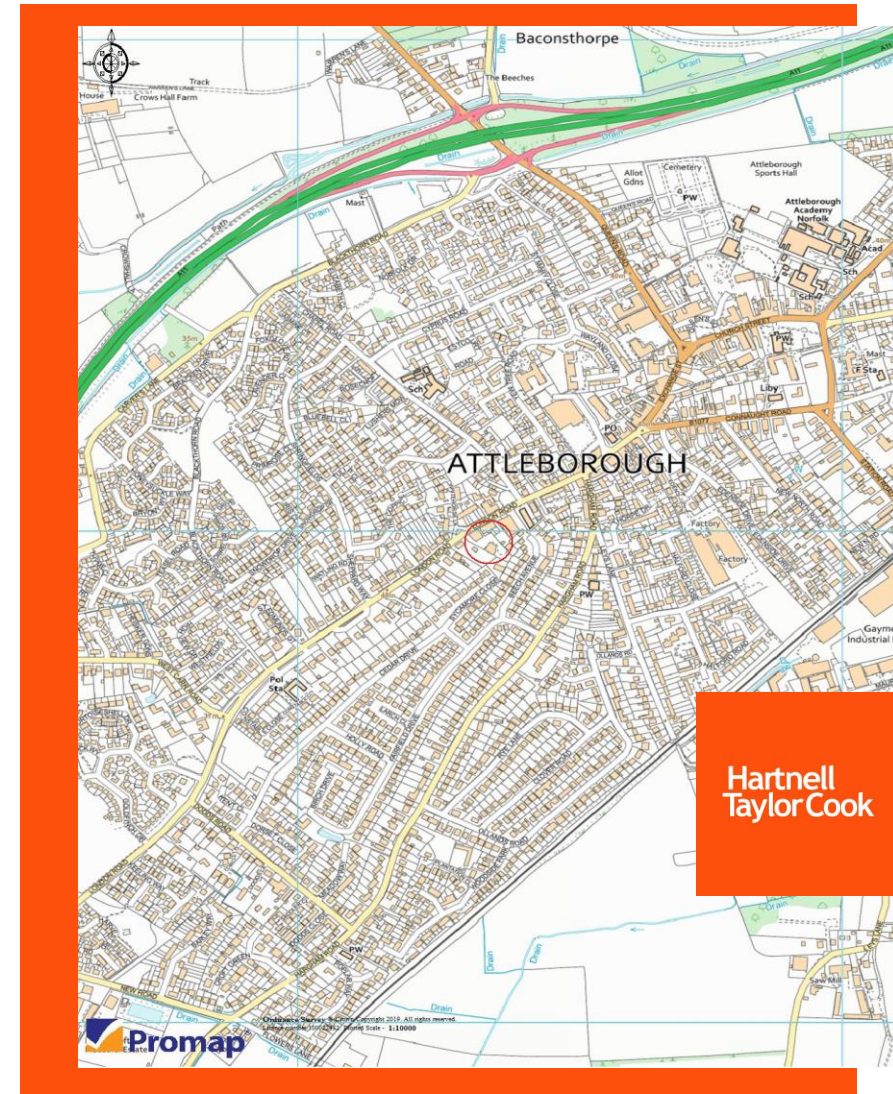
### London Road, Attleborough, Norfolk NR17 2BX

#### Location

- Attleborough is a market town in Norfolk situated on the A11 between Norwich and Thetford. The town has excellent transport links, with the A11 providing direct routes to Norwich and the M11 motorway. The nearest railway station is Attleborough, half a mile distant, offering services to Norwich and Cambridge, with the quickest journey time to Norwich being around 30 minutes.
- The property occupies a position on a main arterial road approximately half a mile from the town centre in a predominantly residential area.
- The main road networks nearby include the A11 and A47, providing excellent access to the surrounding areas.

#### Description

- The property comprises a large 5 bay workshop fronting the main road with a side lane leading to a considerable rear yard and parking area with two outbuildings for storage. To the rear of the yard is a further area of grassed land, also suited to development. The main building has block elevations with steel-framed pitched roof and corrugated metal covering. There is a small mezzanine used as an office.



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### Accommodation

Reception/Staff	401 sq ft	37.25 sq m
Warehouse	3120 sq ft	289.85 sq m
Remote Store	3249 sq ft	301.84 sq m
<b>Total</b>	<b>6770 sq ft</b>	<b>628.94 sq m</b>
Mezzanine	720 sq ft	66.89 sq m
Total site area	0.60 acres	0.24 hectares

### Rates

Rateable Value:	£19,250
UBR:	49.9p
Rates Payable:	£9,606

*All parties are encouraged to make their own enquiries with the local authority, transitional relief may apply.*

### Tenure

Freehold. The boundaries of the site are outlined in red on the OS extract for identification purposes only.

### Price

**Offers in excess of £375,000 (Three Hundred & Seventy Five Thousand Pounds) excl. VAT** are sought on an unconditional basis, subject to contract.

### Data Room

A link for the data room will be supplied via the marketing agents upon application. Please note that the contents are for information purposes only and are not to be relied upon. It includes:

- Title Register and plan
- EPC Certificate
- Asbestos Survey



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### Sale by Informal Tender

The property is being offered for sale by Informal Tender and offers will be sought on an unconditional basis. Proposals are to be in accordance with the bidding pro-forma which will be provided via HTC, the sole agents.

### Anti Money Laundering Procedures

In accordance with the current Anti-Money Laundering (AML) Regulations, the purchaser/occupier will be required to satisfy the Vendor and their agents regarding identity of the beneficial purchaser and the source of the funds used to complete the transaction.

### Contact

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