



Open Storage Site (1.30 acres; 0.526 hectares)

South Denes, Great Yarmouth, NR30 3QD

£POA

Leasehold

The site is located on South Denes industrial area, close to the port and the deep water outer harbour (East Port).

## LOCATION

The site is located on South Denes, fronting South Denes Road, the main road serving the port.

Great Yarmouth is a busy port serving the gas and oil industry.

## DESCRIPTION

The site comprises a fully secure fenced yard with gated access to South Denes Road. The surface is a mixture of tarmac and aggregate.

## SCHEDULE OF ACCOMMODATION

We have measured the property using Promap and the yard provides approximately 1.30 acres (0.526 hectares), subject to survey.

## TERMS

The premises are available to let on a new lease for a term to be agreed. **Rent on application.** Please contact the agents for further information

## BUSINESS RATES

To be assessed. Please contact the agents for further information.

## VAT

Our client reserves the right to charge VAT in line with current legislation.

## LEGAL COSTS

The ingoing tenant will be responsible for both parties' reasonably incurred legal fees.

## VIEWINGS

Strictly by appointment with the joint sole agents:

Bycroft Commercial - 01493 844489  
Dan Bycroft - db@charlesbycroft.co.uk

OR

Arnold Keys Commercial - 01603 216828  
Mark Mayhew - mark.mayhew@arnoldkeys.com

