

Cruso & Wilkin

TO LET

**Boulton & Paul Store
Weasenham St. Peter, PE32 2TF**



- **2,800 sq ft Industrial Warehouse Building**
- **975 sq ft Front Canopy Area (Including Ramped Area)**
- **Private and Shared Parking Areas**

Guide Rent - £625 pcm

Subject to Contract

File No: 362/02/8

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Waterloo Street, King's Lynn, Norfolk
PE30 1NZ

Introduction:

The Boulton & Paul store comprises of a modern purpose built warehouse building with front canopy area, private and shared parking.
Suited to other business uses (subject to planning).

Location:

The unit is located on Manor Farm Business Park, at Weasenham St. Peter, located just off the main A1065 road approximately 8 miles south west of Fakenham and 10 miles north of Swaffham. The park also accommodates:- Hutchinsons, TJC Landrovers, Norfolk Tractors & Spares Etc.,

Description:

A purpose built unit steel portal frame (clear span), with steel grain walling and fibre cement wall cladding above, under a pitched fibre cement roof. Covered apron area to front of the building with new roller shutter door and personnel access door.

Currently no W.C. facilities but the Landlords are prepared to fit as necessary, subject to negotiation.

NOTE—Racking within the building is not included in the tenancy (unless by negotiation).

Accommodation:

The property has the following approximate dimensions and Gross Internal Areas:-

Main Building: 14.7m x 17.78m

Covered area: 14.7m x 6.19m

Parking: Private parking area to the front of the building.

Note:- shared vehicular access to A1065, used in conjunction with other business site users.

Business Rates:

From an enquiry to the VOA website, this property has a current rateable value of £6,600.00
Rates payable to Breckland Council, prospective tenants to satisfy themselves as to the rates payable and rates relief available (as applicable).

Energy Performance Certificate:

This building does not have any CEPC record attached; this will be dependent upon intended use.

Terms of Lease:

The property is initially offered on a new effectively Full Repairing and Insuring Lease.
At an initial rent of £7,500.00 (plus VAT as applicable) per annum, with provision for three yearly upward only rent reviews.

Legal Costs:

The ingoing Tenant is to be responsible for the Landlord's reasonable legal costs incurred in preparing the Lease documentation.

Viewing:

Strictly by prior arrangement through the sole Agents:
Cruso & Wilkin Telephone: 01553 691691

Alex Ison - ai@crusowilkin.co.uk

Outgoings:

The Tenants liable for all outgoing either directly to the service provider or sub-metered supplies (invoiced at cost).

Tenants to contribute towards service charge for the maintenance of the access roadway and communal areas, as and when required.

VAT:

It is understood that the premises are not currently charged for VAT, as applicable if this becomes payable will be charged in addition to the rent.

References:

Prospective Tenants should note that they will be required to provide references and an administration fee of £45 plus vat will be charged.

Services:

It is understood that the property benefits from mains electricity, the Landlords are prepared to arrange for a sub-metered water connection, as necessary.

Agents Note:- no tests have been carried out on the services and interested parties should arrange their own tests to satisfy that they are in a functional order.

Deposit:

Successful Tenants will be required to lodge a deposit equivalent to three months rent with the Landlords.

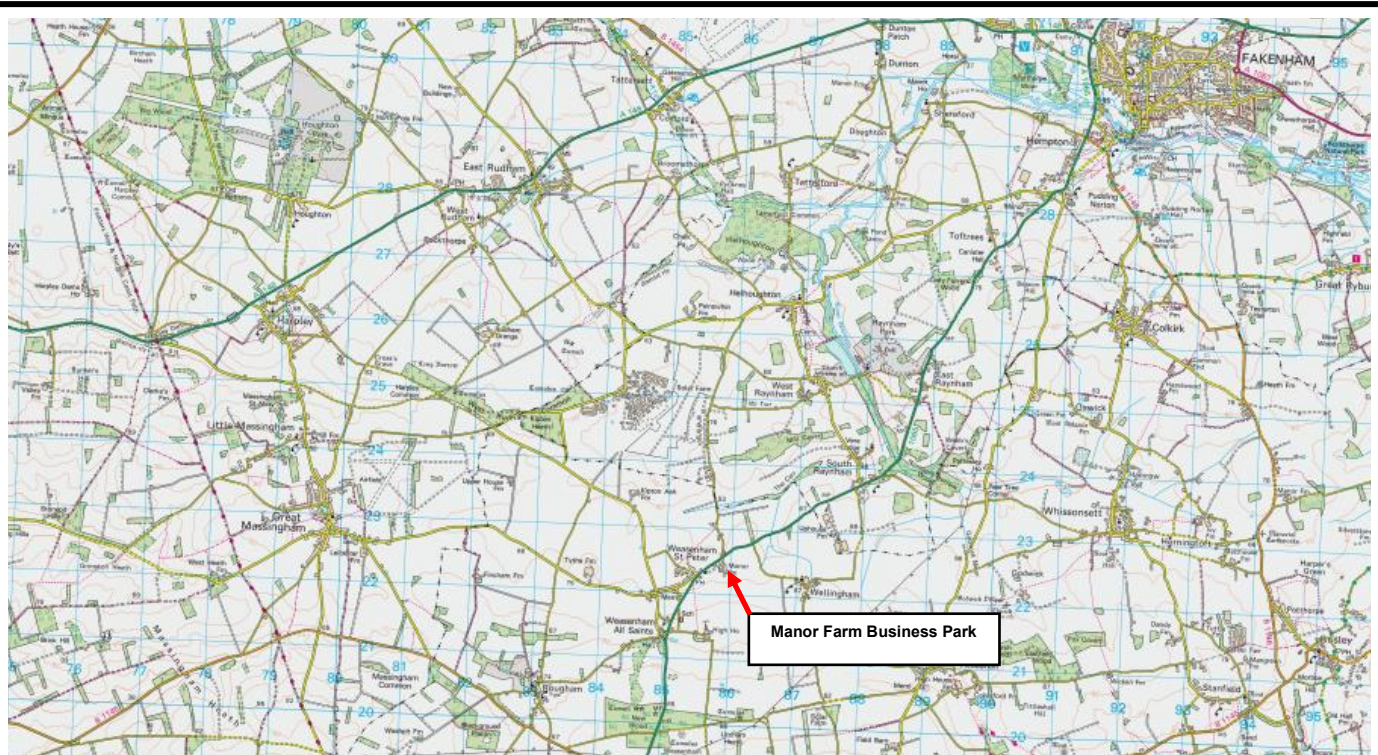
Details revised - 28 November 2019

SUBJECT TO CONTRACT / VACANT POSSESSION

File No: 362/02/8

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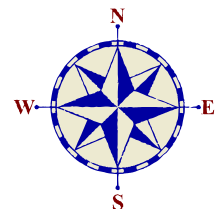
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**NOT
TO
SCALE**

This plan is published for the purpose of identification
only, and, although believed to be correct its accuracy
is not guaranteed.

Date:- Nov 2019

Ref : 362/02/8

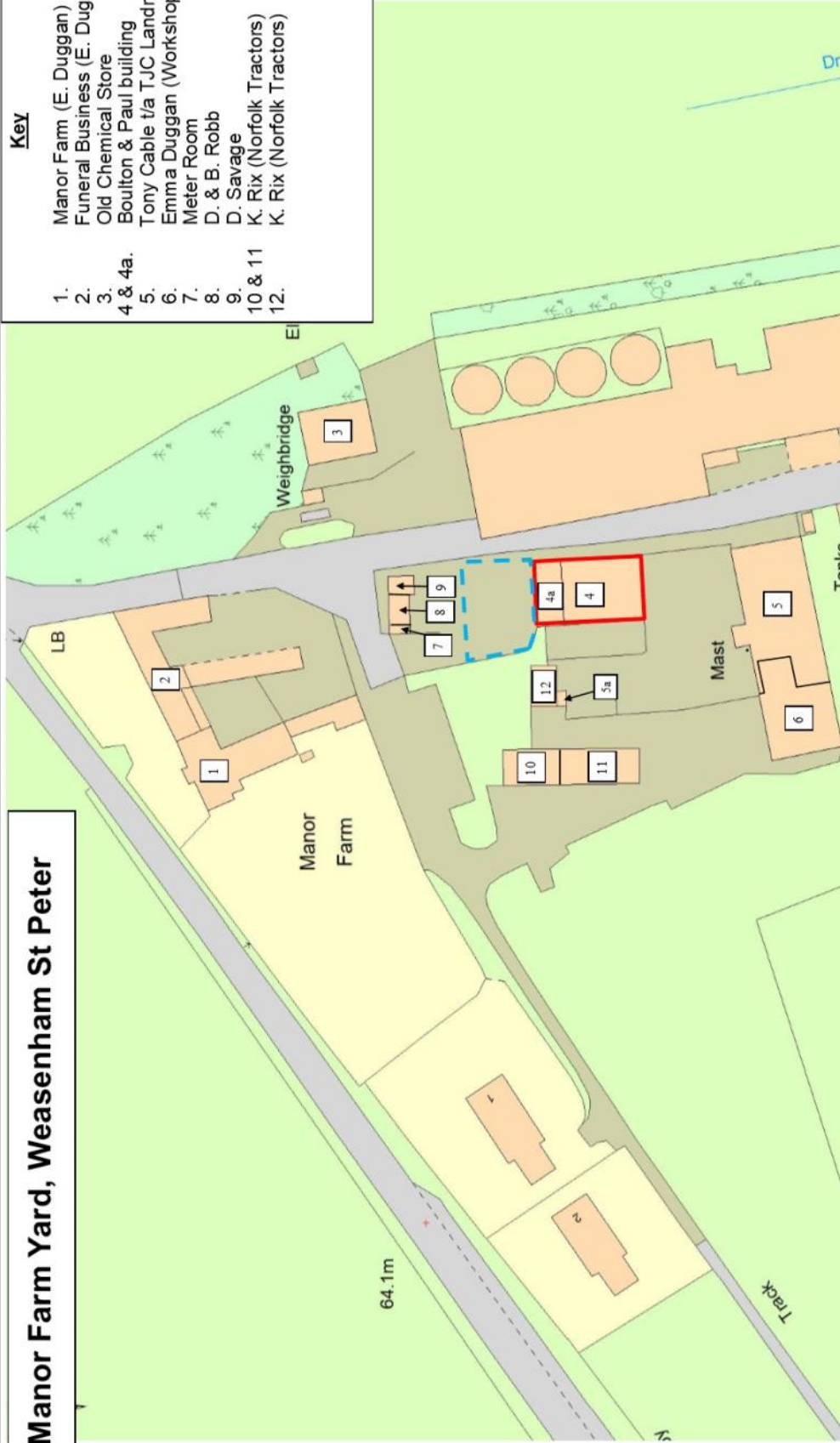


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Manor Farm Yard, Weasenham St Peter

- Key**
- 1. Manor Farm (E. Duggan)
 - 2. Funeral Business (E. Duggan)
 - 3. Old Chemical Store
 - 4 & 4a. Boulton & Paul building
 - 5. Tony Cable t/a TJC Landrovers
 - 6. Emma Duggan (Workshop)
 - 7. Meter Room
 - 8. D. & B. Robb
 - 9. D. Savage
 - 10 & 11. K. Rix (Norfolk Tractors)
 - 12. K. Rix (Norfolk Tractors)



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DATE — 17th July 2019 (revised)

Ref : AI 362/02/6

