Boughton Road Business Premises, Stoke Ferry

For Sale



Boughton Road Business Premises Boughton Road, Stoke Ferry PE33 9BF

Cruso & Wilkin





An exciting opportunity to purchase a substantial site with commercial and other business uses

Stoke Ferry, Norfolk PE33 9BF

Summary

- The whole site extends to approximately 7.06 acres (2.86 hectares)
- A diverse site with various existing and potential uses.
- Situated close to the main A134 road and Stoke Ferry

Stoke Ferry village is well located on the A143 between Thetford and Downham Market, and benefits from a range of facilities together with those other amenities found in the nearby towns of Downham Market, Swaffham and Thetford. Primarily to include shops, primary and secondary schools, churches, pubs and playing fields.

The village benefits from bus service(s) to King's Lynn and other nearby towns, and has good road connectivity. There is a mainline rail station in King's Lynn (approximately 15 miles from Stoke Ferry) providing connections to Cambridge and London Kings Cross.



Location

Stoke Ferry is a small village situated in West Norfolk.

Stoke Ferry *is located approximately 7 miles south east of Downham Market and 11 miles south west of Swaffham.*

Postcode
PE33 9BF

What3words:
///hobbit.agreed.nurtures

Directions

From King's Lynn take the A134 signposted Thetford and follow the road; Boughton Road commercial yard is located just off the A134 on Boughton Road, signposted, on the left-hand side.

Parking

There is designated parking and site areas for each individual business premises.

Services

The properties have mains electricity and water, being separately sub-metered; and shared private drainage facilities. The Tenants will be responsible for their share of any outgoings, and service charges administered by the Landlords.

Viewing Arrangements

Strictly by prior arrangement with the Vendor's Agent only. Further information is available upon request.

Description

We are delighted to offer the Boughton Road business premises to the market.

Use

7.06 acre site including:-
Commercial premises, covered area and yard, currently let, to an established Timber Merchants and building supply business.

Separate office premises (part let) with toilet and kitchen facilities.

Separate link attached buildings, currently let to an engineering premises.

Storage areas including private container storage.

Fully fenced dog walking/exercise area.

Parking area to the rear of the unit for use in conjunction with the business premises.

Rates and Tenants

From the information obtained from the Valuation Office, the current Rateable Value of the site is £40,550 (subject to verification).

Parts of the site are currently let by the freeholders to third parties; full terms of occupation will be available upon request.









Timber Merchants Premises

A self-contained business unit with yard parking, and yard storage areas to include covered stock areas.

Entrance to retail area with shelves and racking to accommodate builders' equipment and tools.

Reception & Cashiers front desk

Rear private business offices.

Two separate link attached storage buildings housing timber stock and machines used in connection with the timber business.

Additional covered wood store 88sq m timber frame with monopitched roof.

Main Building:-
30.75m x 27m (gross and including reception and offices). Steel portal framed building under a profile steel pitched roof. Side clad, with roller shutter access doors to southern and western elevations. LED lighting, single and three phase electricity. Part mezzanine floor area. Covered aprons to the west 12.12m x 5.96m and to the south 27m x 4.49m

Retail/Reception and Offices:-
Retail Space 8.78m x 3.48m. Strip lighting, laminate floor, currently fitted with racking and shelving for stock.

Store Room 3.55m x 3.45m. Strip lighting. Accessed from retail space.

Retail Counter/Reception 3.41m x 3.35m.

Office 1 2.83m x 2.44m. Power and lighting

Office 2 5.36m x 3.22m. Power and lighting, and wood burner.

Kitchenette 2.41m x 1.16m. Sink, cupboards, and electric water heater.



THE OFFICES

Self-contained office suite, including:- front reception, and three separate offices with access corridor. Communal kitchenette area and communal toilet facilities.

Reception 3.14m x 2.35m
Access door, wall heater, window to south, doors to access corridors, AC unit.

Unit No 1 6.34m x 5.43m
Wall heater, LEDlighting power and computer points. AC unit.

Unit No 2 8.73m x 3.88m
Wall heater, LED lighting power and computer points. AC unit.

Unit No 3 10.54m x 5.33m
Wall heater, LED lighting, power and computer points. 2 x AC units.

Corridor leading to

Kitchenette 2.55m x 2.27m Cupboards and sink unit

Second Kitchen Area 3.79m x 1.26m. Cupboards andsink unit

Communal Toilets
Two separate toilet cubicles and wash area

Unit No 4 5.7m x 3.32m **(currently let)**
LED lighting, power and computer points. AC unit.

Kitchenette 3
Floor cupboards and sink unit

Toilets
Toilet cubicle and wash area, storage cupboard, water heater, panel heaters.







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ENGINEERING PREMISES

Romney style building 11.30m x 30m Steel frame construction, clad with corrugated iron sheeting, spray foam insulated with a concrete floor, benefitting from double sliding access doors to front elevation measuring 6 metres wide.

The building benefits from 3 phase electricity.

Front yard area and communal external storage areas to side

Self Storage

Planning permission (ref. 3/00092/F) was granted for the siting of 30ft. x 20ft. storage containers, on site, for local storage.

Storage building 11.9m x 17.7m

Steel portal framed building with profile steel pitched roof and side cladding, side extension, roller shutter access doors measuring - left 4.5 metres wide; and the right 4 metres.

The building has three phase electricity and metered water.

The building also benefits from a steel framed mezzanine level, comprising:

Office - 4.81m x 3.7m

Kitchenette - 3.49m x 2.32m with wall and floor cupboards and a sink unit.

Cloakroom - 2.41m x 1.62m with a pedestal wash-hand basin and w.c.









DOG WALKING AREA

Retrospective planning permission (ref. 26/01082/FM) has been secured for the change of use of paddock to dog walking area.

Parking area for patrons.

1.8 metre high fencing surrounds the enclosure with secure personnel entrance gate and separate gated vehicular access for maintenance.

Covered area and some training features within the exercise area.

REAR STORAGE YARD

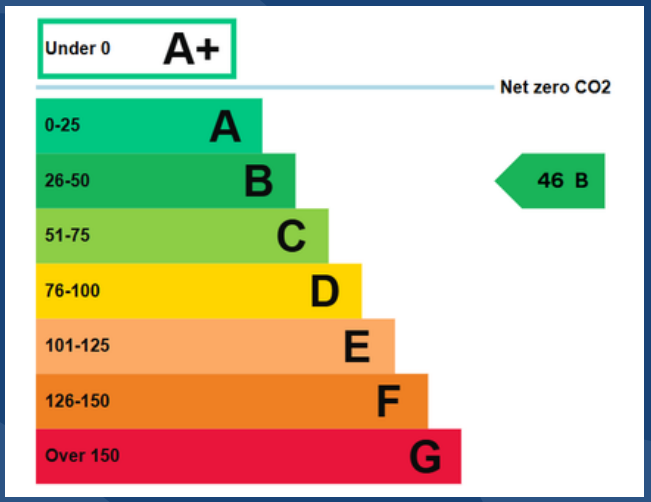
Planning permission (ref. 23/00135/CU) secured for the change of use to commercial storage area for construction materials and items connected with Stoke Ferry Timber Ltd

Enclosed yard area, secure fencing and access gate to the front. Hard-standing area, historically used for the storage of trailers and machinery, together with additional stock storage.



CEPC

The building has an EPC rating of B (18/10/2034)





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Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Vendors.

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