

**FORMER HQ
WAREHOUSE
/OFFICE
FOR SALE with VP**

REDUCED PRICE

MOBBS WAY, LOWESTOFT, NR32 3AL

LOCATION

Lowestoft is located on the A47, 10 miles south of Great Yarmouth and 20 miles south east of Norwich. Lowestoft's main access is via the A146 to Norwich and the A12 to Great Yarmouth and Ipswich, both routes providing access to the national road network.

Mobbs Way is an established business location to the north west of the centre of Lowestoft, with excellent road links to the A12 and A47 via the B1375, and is home to a large range of trade counter, storage, distribution and production businesses including **EPC Logistics, Booker Wholesale, Edmundson Electrical, Suffolk County Council and ATPI Travel.**

ACCOMMODATION

The property comprises a steel framed warehouse with attached two storey office buildings. The warehouse benefits from a large mezzanine. The office buildings may be suitable for repurposing for storage or workshop use.

There is a large yard giving access to the warehouse and extensive car parking.

Warehouse	9,052 sq ft	840 sq m
mezzanine	4,348 sq ft	403 sq m
external store	765 sq ft	71 sq m
Offices		
(first and second floor in two buildings)	<u>10,573 sq ft</u>	<u>982 sq m</u>
	20,390 sq ft	1,894 sq m
	(exc. mezz.)	(exc. mezz.)

Car spaces c. 50/60.

Site area 1.113 acres (0.45 hectares) - sts

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That 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. 5. These particulars do not constitute an offer or Contract or any part thereof.

Tel 01603 666630

1 Bank Plain, Norwich, NR2 4SF

TENURE

The property is offered for sale, freehold with vacant possession seeking offers in the region of **£550,000.**

VAT

The property is elected for VAT. The sale will be subject to VAT.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £107,000 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah

Tel: 01603 666630

Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

February 2025

Email: info@fdarrah.co.uk

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RETAIL







