# Unit 12 & 13 Caston Industrial Estate, 175 Salhouse Road Norwich, Norfolk NR7 9AG

Freehold Industrial Investment

- Established industrial estate location
- Approximately 1,239.98 sq m (13,347 sq ft)
- Tenants in occupation since 1983
- · Active management potential
- Tenant proposal to extend lease (2)

lot 67

£50,000 per annum exclusive





Miles: 3 miles north-east of Norwich city centre

12 miles west of Great Yarmouth 50 miles north of Ipswich 70 miles east of Peterborough

Roads: A47, A146, A140, A11 Rail: Norwich Rail Station Air: Norwich International Airport

The property is located in the north-east industrial area of the major commercial regional centre of Norwich with good communication links via the city's outer ring road. The property is situated on the busy Caston industrial estate with Salhouse Business Park, Pinetrees Business Park and Sprowston Retail Park close by.

1,239.98 sq m (13,347 sq ft)

Nearby occupiers include Numark, The One Account and Orbital Freight.

The property comprises two adjoining industrial units, occupied as one, with each unit benefiting from a vehicle access loading door and car parking.

Freehold.

VAT is not applicable to this lot.

### Tenancy and accommodation

Unit	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
12	Industrial				30 years from 25/03/1983 with tenant offer to extend lease (2)	£50,000	2013
13	Industrial	620.41 sq m	(6,678 sq ft)				

(1) Van Dal Shoes are part of the Florida Group Ltd – a family company whose origins can be traced back over 100 years. (Source: www.vandalshoes.com). For the year ending 31st December 2010, The Florida Group Limited reported a turnover of £10,702,501, a pre-tax profit £493,911 and a total net worth of £3,570,620 (Source: www.riskdisk.com 25/08/2011).

(2) The landlord has received a letter from the tenant proposing to extend the lease.

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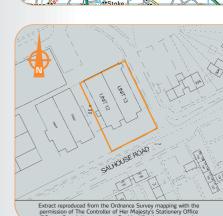
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