

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

lot 67

### 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)

Rent  
**£50,000**  
per annum  
exclusive



### Location

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

### Situation

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.

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

### Description

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

### Tenure

Freehold.

### VAT

VAT is not applicable to this lot.

### Tenancy and accommodation

Unit	Use	Floor Areas (Approx)	Tenant	Term	Rent p.a.x.	Reversion
12	Industrial	619.57 sq m (6,669 sq ft)	<b>VAN DAL SHOES LIMITED (1)</b>	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)				
<b>Totals</b>		<b>1,239.98 sq m (13,347 sq ft)</b>			<b>£50,000</b>	

- (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.

### For further details please contact:

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### Solicitors:

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