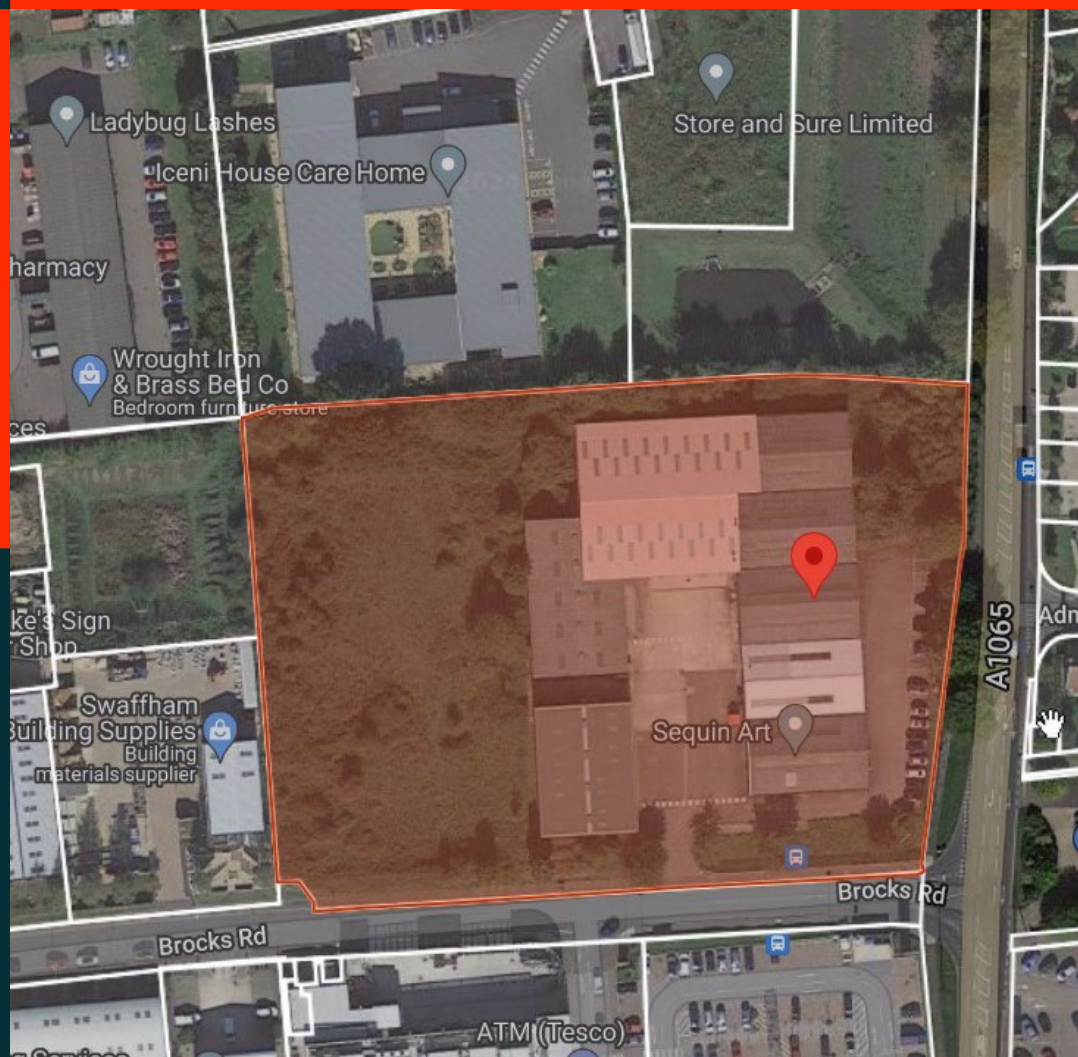


ALL ENQUIRIES INDUSTRIAL LAND

Former Kitfix Swallow Group, Castle Acre Road
Swaffham, Norfolk PE37 7HU



Contact

Tim Richards 07917 032674
tim.richards@rapleys.com

Location

The property is situated in the Norfolk market town of Swaffham, approximately 26 miles west of Norwich and 15 miles east of Kings Lynn.

The subject site is positioned on the corner of Castle Acre Road and Brock Avenue, opposite a Tesco Superstore and in a mixed residential and commercial area.

Swaffham has good access to major road routes with the A47 providing access to Kings Lynn (15 miles) and Norwich (28 miles). The A1065 leads north to the Norfolk Coast and south to the A11.

Description

The property comprises a former warehouse, office and store. The existing buildings are not fit for purpose and will soon be demolished, leaving a site extending to circa 3.34 acres.

Tenure

Our client will consider leasehold offers or an unconditional freehold sale.

Terms

Unconditional offers are invited.

Planning

Within the adopted Development Plan, the site is designated as General Employment Area subject to Local Plan Policy EC03, therefore appropriate uses fall under Class E (g)(i-iii), B2 and B8.

Identity Checks/AML

The Money Laundering Regulations require us to conduct checks upon all Prospective Parties. Prospective Parties will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

Rateable Value

We are advised that the Rateable Value for the property is £106,000 and the UBR for 2024/25 is 54.6p in the £. Interested parties are advised to make their own enquiries of the local authority regarding the rates liability and any reliefs that may be available.

VAT

All figures quoted are exclusive of Value Added Tax which will be charged at the prevailing rate.

Viewing

The site can be seen from the roadside.

3.34 acre site

Corner plot

Unconditional offers invited



Accommodation

The site extends to the following approximate areas:

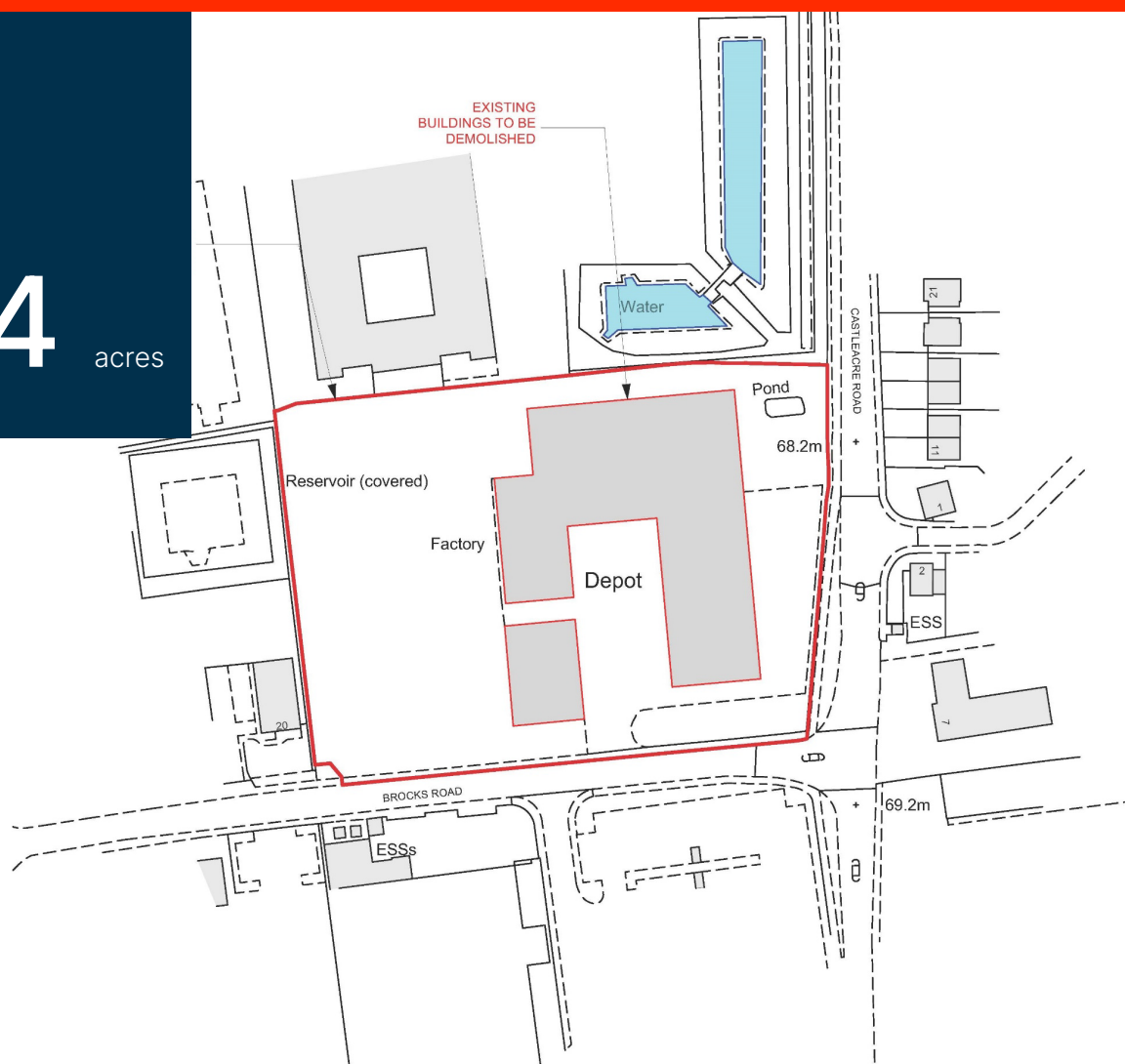
| | Hectare | Acre |
|------------------------|-------------|-------------|
| Total Site Area | 1.35 | 3.34 |

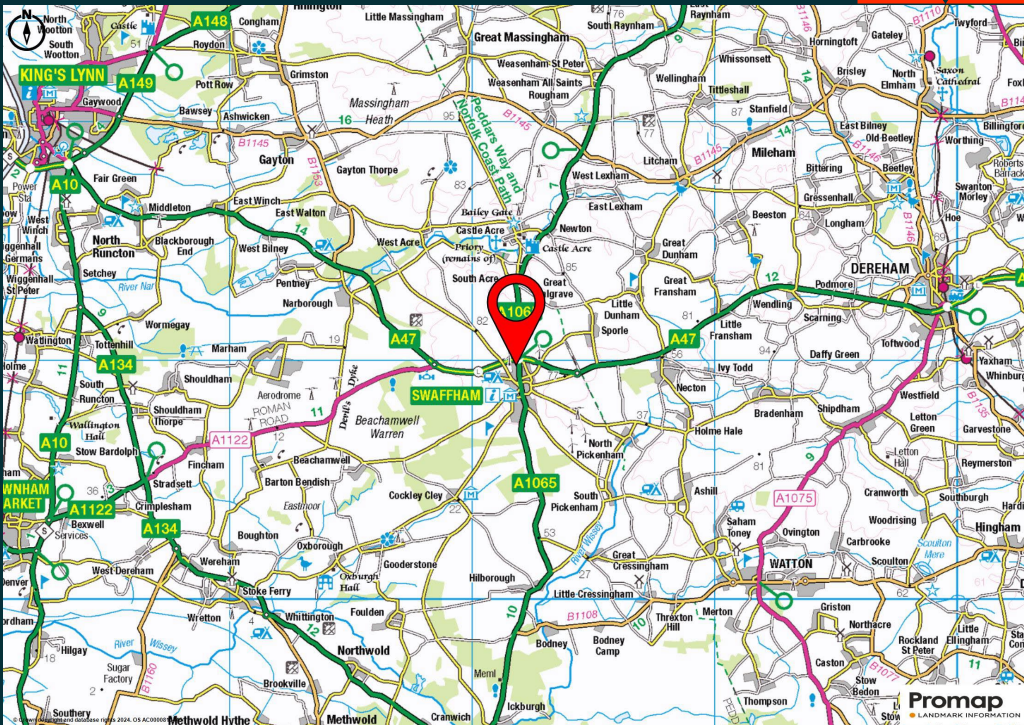
Note: The above areas have been calculated in accordance with the RICS Code of Measuring Practice on an approximate gross internal basis and must be verified by interested parties. Unless otherwise stated, the site areas/dimensions are scaled from the Promap Mapping System and must be verified by interested parties.

Total Site Area

1.35 hectares

3.34 acres





For further details contact:
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