

FRANCIS DARRAH
Chartered Surveyors

REDUCED PRICE
PROMINENT WAREHOUSE
(Retail/Trade Counter Potential)
FREEHOLD FOR SALE
With vacant possession (No VAT)

RETAIL

2 MASON ROAD, NORWICH, NR6 6RF



LOCATION
The property is prominently located on Mason Road, close to the junction with Mile Cross Lane and adjacent to **Greggs,** opposite **Jewson, Screwfix Magnet** and **B&M.**

The site has frontage to Mile Cross Lane.

ACCOMMODATION
The property provides accommodation with the following approximate areas:

Site Area	0.5 acres	0.202 ha
Ground Floor	10,175 sq ft	945.3 sq m
Mezzanine	8,130 sq ft	755.3 sq m

Parking at front and side for up to 30 cars.

TENURE
The property is offered for sale, freehold with vacant possession seeking offers in the region of **£975,000 (nine hundred and seventy five thousand pounds).**

VAT
The property is not elected for VAT. The sale will not be subject to VAT.

PLANNING
Previous use a mix of retail, warehouse, workshop and offices.

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 £62,000 with effect from 1 April 2026. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE
The property has an EPC rating of C. Further details are available upon request.

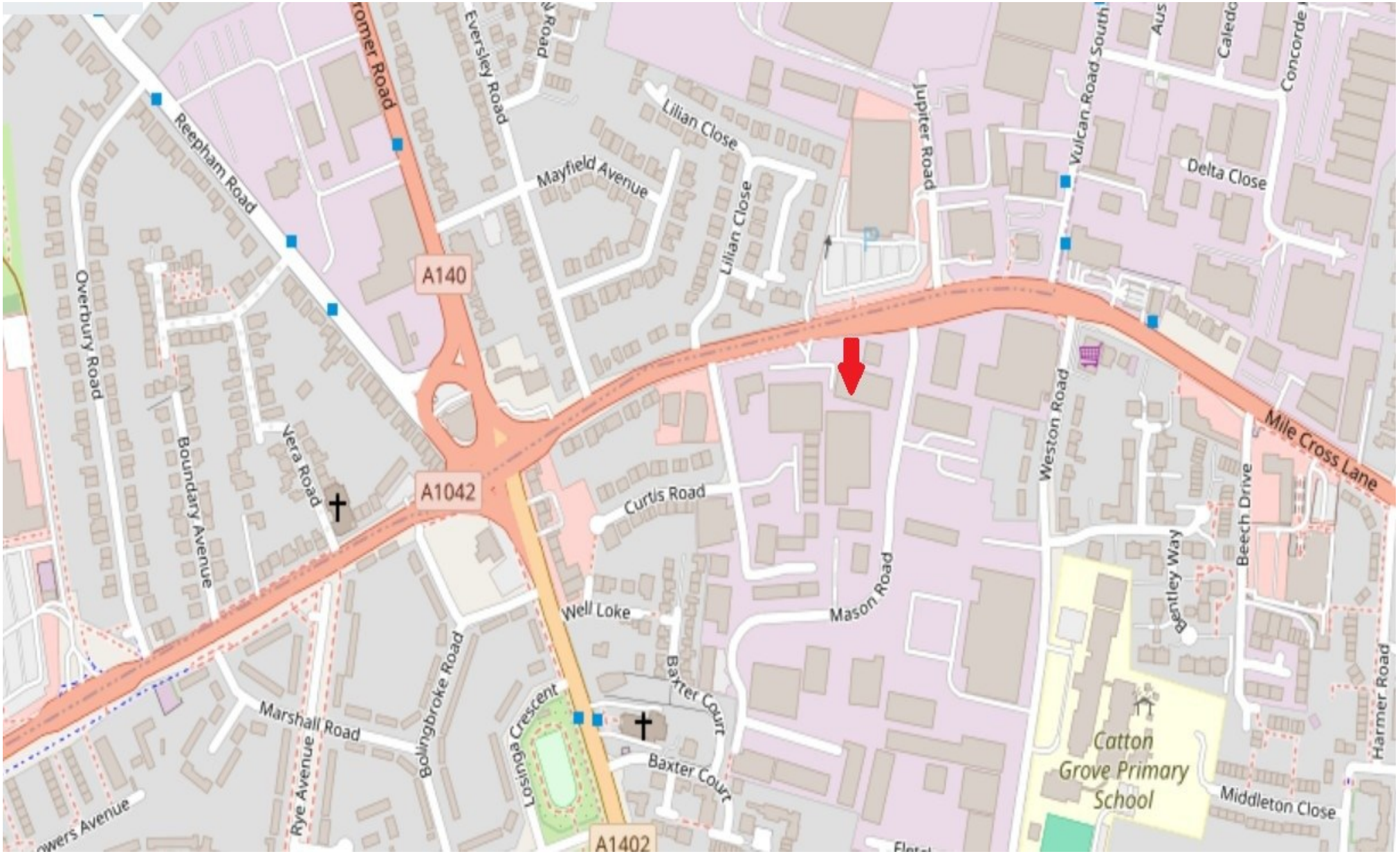
LEGAL COSTS
Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING
Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors
Contact: Francis Darrah
Tel: 01603 666630
Mob: 07774 781 381
Email: francis@fdarrah.co.uk

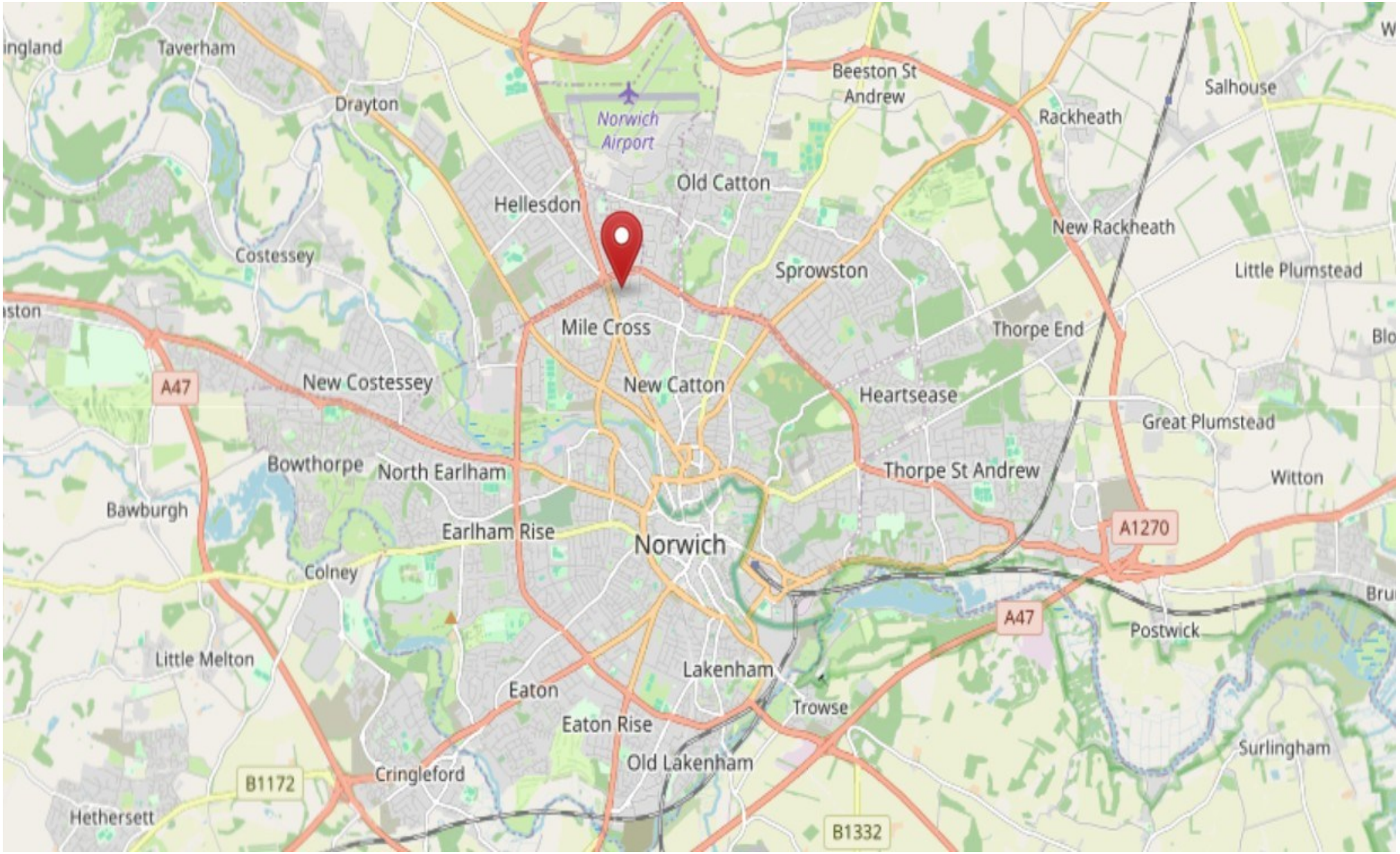
SUBJECT TO CONTRACT November 2026

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.



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