

Snetterton Park, Snetterton, Norwich NR16 2JU



FOR SALE or TO LET
Commercial Sites
1.1-1.2 Acres (0.54-0.47 Hectares)

- Main Road Frontage Sites
- Immediately Adjacent To The A11
- Suitable For Various Uses, STP
- FOR SALE or TO LET

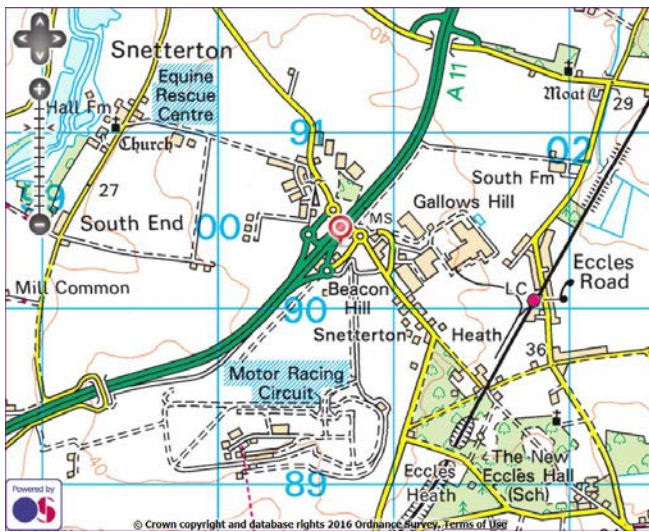


PROPERTY DETAILS

Location

Snetterton is a small village in the County of Norfolk, situated 12 miles from Thetford and 19 miles from Norwich and is accessed via the main A11 trunk road which connects with the A14 at Newmarket.

Adjoining the famous Snetterton racing circuit, which has been significantly developed by Motor Sport Vision in recent years, and formerly, the UK's longest outdoor market, these two sites are immediately accessed from the A11 to which they have prominent frontage. The area has seen significant development in recent years, major occupiers including QD, DPD, Foulger Transport and IPL Snetterton.



Description

Two irregular shaped broadly level sites fronting the entrance to the Snetterton Park complex each benefiting from vehicular access from roundabout access immediately off the A11 trunk road.

Accommodation

The subject sites have the following approximate areas:

Site 1 2.9 Acres (1.20 Ha) - **SOLD to Euro Garages for petrol station and restaurant.**

Site 2 1.1 Acres (0.54 Ha)

Site 2a 1.2 Acres (0.47 Ha)

Terms

Freehold or Leasehold.

Rent or Price

Upon application.

VAT

All prices/rents quoted are exclusive of Value Added Tax which may be applicable.

Legal Fees

Each party is to bear their own legal costs incurred during the course of any transaction.

Planning

The sites are zoned generally for employment purposes but are considered suitable for a wide range of uses including leisure, restaurant, offices, etc subject to planning.

Business Rates

Interested parties are advised to make their own enquiries with the Local Authority regarding their Business Rates liability. The sites are not assessed for rates. Interested parties should contact Breckland District Council.

Energy Performance Certificate

The sites are to be assessed.

For viewings and further details please contact



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