

SHOP TO LET (May Sell)



HIGH STREET ATTLEBOROUGH, NR17 2EH

LOCATION

Attleborough is an attractive and historic Norfolk market town located approximately 16 miles west of Norwich and 17 miles east of Thetford via the A11.

The property is prominently located on High Street adjacent to **Myhills Pet and Garden Shop** and close to **Sainsburys**.

ACCOMMODATION

The property provides ground floor sales accommodation with workshop/storage, kitchen and WC's at the rear. The sales area is carpeted and has a suspended ceiling and recessed lighting with the following approximate net areas:-

Ground Floor:		
Sales	797 sq ft	74.04 sq m
Workshop/Storage	650 sq ft	60.3 sq m
Kitchen	<u>48 sq ft</u>	<u>4.45 sq m</u>
	1,495 sq ft	138.8 sq m

The demise includes two car parking spaces that are accessed to the rear off High Street.

TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed. Freehold offers may also be considered.

Francis Darrah Chartered Surveyors 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.

Tel: 01603 666630

1 Bank Plain, Norwich, NR2 4SF

RENT

Offers are invited in excess of £15,000 pax, plus VAT if applicable.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of £13,000. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy 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: Graham Mackintosh

Tel: 01603 666630

Email: graham@fdarrah.co.uk

SUBJECT TO CONTRACT

February 2025

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL



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