

FRANCIS DARRAH Chartered Surveyors

SHOP TO LET

(May Sell)



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.

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

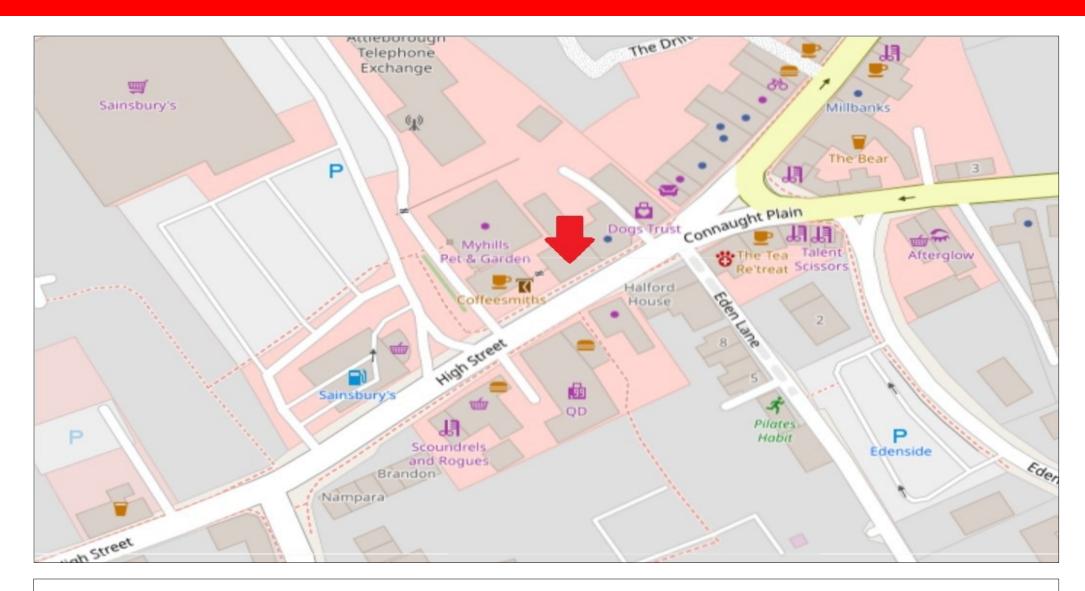
February 2025

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