



ROCHE

Retail

DEREHAM | NR19 2AP

41 Market Place

RETAIL / RESTAURANT – TO LET / FOR SALE

Location

Dereham is one of Norfolk's principal market towns and sits centrally within the county, just off the main A47 trunk road, some 15 miles west of Norwich and 25 miles east of King's Lynn. The resident population has grown over recent years to around 18,000 and the district population to 128,300.

The property occupies a prime position in the town centre at the junction of Market Place, High Street and Nelson Place. Occupiers of note in close proximity include **Greggs, Costa, Wetherspoons, Boots, Superdrug, Argos, Poundland** and **Co-op**.

Description and Accommodation

The property is a period, Grade II Listed building currently fitted as restaurant premises arranged over ground and first floor levels having the following approximate net internal floor areas:

Ground Floor (dining)	2,068 sq ft	192.1 sq m
First Floor (kitchen & ancillary)	1,049 sq ft	97.5 sq m

Tenure

The property is available either by way of a new full repairing and insuring lease for a term to be agreed or freehold sale with vacant possession.

Rent and Sale Price

Rent:	£30,000 per annum exclusive.
Sale Price:	£495,000 plus VAT

Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£36,750**. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Breckland District Council, or via www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Legal Costs

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

Plant & Equipment

None of the systems or equipment in the property has been tested by us to ensure that they are in working order. Prospective tenants and owners may wish to make their own investigations.

Planning and Uses

The property was last used as a restaurant and was a retail shop prior to that and therefore may offer potential for various retail and leisure uses, subject to obtaining any required planning, licensing, and statutory consents. Interested parties should make their own enquiries of the local planning authority regarding any proposed alternative uses.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of C (62). A full copy of the certificate is available upon request.

Viewing

Strictly by appointment through the sole agent:

Roche Retail:

Contact: Graham Jones

Tel: 01603 756338

Mob: 07496 164609

Email: graham.jones@rochesurveyors.co.uk

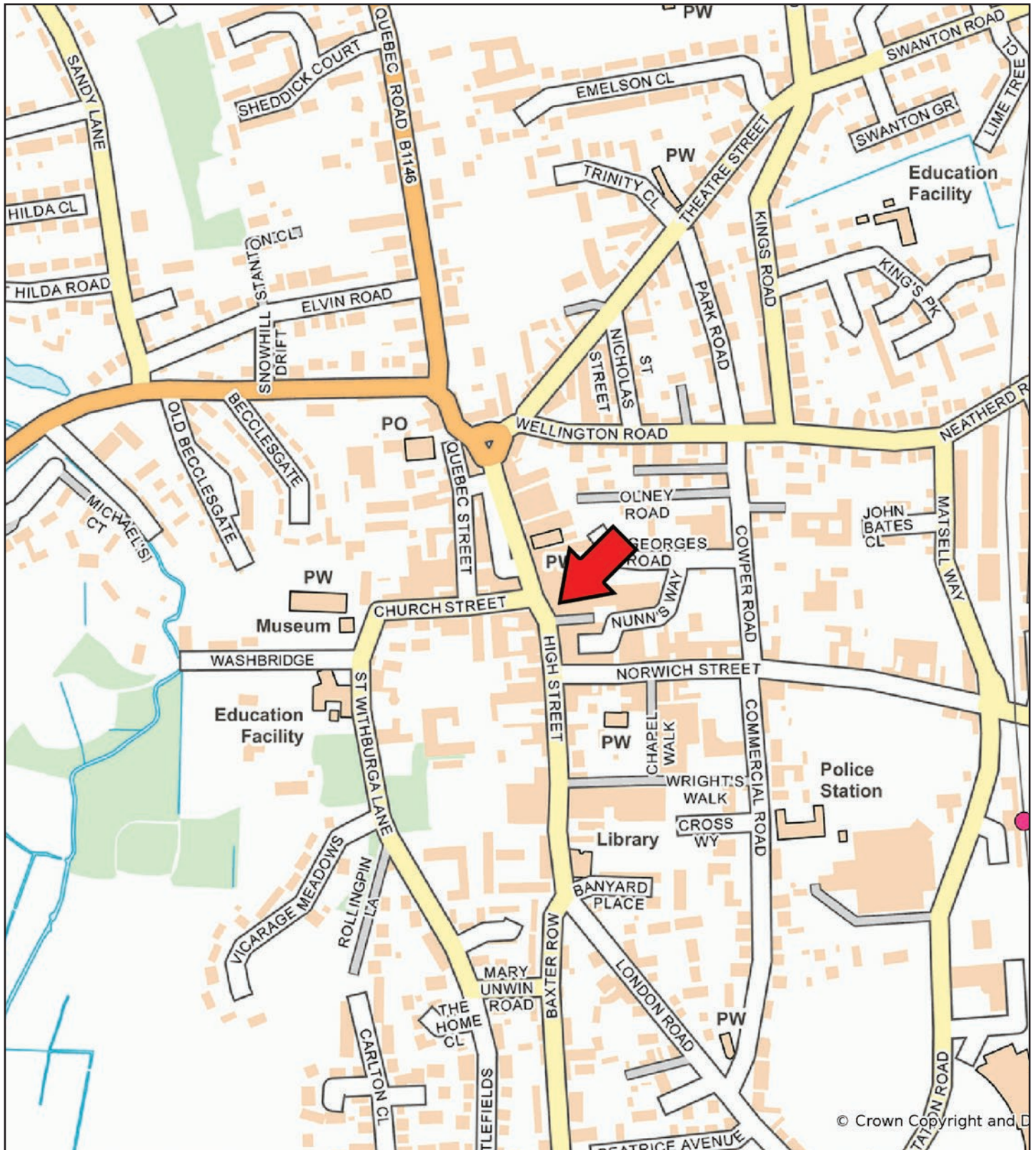


SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialleasecode.co.uk

Retail

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www.rochesurveyors.co.uk



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