



# ROCHE

## Retail

## Watton | IP25 6BS

### 8 Thetford Road

# SHOP – FOR SALE / TO LET

#### Location

Watton is a popular market town situated in mid Norfolk between Dereham and Thetford on the A1075 and to the east of Norwich off the B1108. The town has a residential population in excess of 7,000 and is set for further expansion.

The property occupies a prominent position close to the Tesco supermarket and is in easy reach of the town centre and the main shopping thoroughfare.

#### Description

The property comprises a ground floor retail unit which forms part of a larger residential development, constructed of brick below a pitched and tiled roof. The ground floor is predominantly open plan and has been sub-divided to provide treatment rooms and store room (although they could be converted back to an open plan accommodation). The premises benefits from electric heating and cooling with glazed frontage to the road.

#### Accommodation

The property has the following approximate net internal floor areas:

##### Ground Floor

Sales and consulting rooms	1,937 sq ft	180 sq m
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#### Terms

The property is offered for sale on a 121 year lease or to let on a new full repairing lease for a term to be agreed:

- Freehold: **£130,000**
- Leasehold: **£15,500** per annum exclusive

#### VAT

It is understood that VAT will be payable.

#### Energy Performance Certificate

The property has an Energy Performance Asset Rating of C (55). A full copy of the Energy Performance Certificate is available upon request.

#### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is **£14,250**. This is not the annual rates payable.

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

Interested parties may wish to note that qualifying occupiers may be entitled to tapered relief on properties with a rateable value of between £12,001 and £14,999.

#### Legal Costs

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

#### Plant and Equipment

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

#### Viewing

Strictly by appointment through the sole agents:

Roche:

**Contact: Lloyd Perry**

Tel: 01603 756341

Email: [lloyd.perry@rochesurveyors.co.uk](mailto:lloyd.perry@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](http://www.commercialleasecode.co.uk)

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**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

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