



## 83 Market Place, Swaffham, PE37 7AQ

Ground floor retail shop suitable for a variety of uses (subject to planning) prominently positioned with double fronted bay windows ideal for prominent window displays.

**Price £1,100 pcm To Let**





Ground floor retail shop suitable for a variety of uses (subject to planning) prominently positioned on the market place in the Norfolk town of Swaffham.

Situated in a prime location, next door to Iceland Frozen Foods store and virtually opposite Costa Coffee, with double fronted bay windows ideal for prominent window displays.

Available late November!

Funding may be available via Breckland Council's Reopen Scheme - A Meanwhile Enterprise Grant- Further information available via Breckland Council direct.

#### SWAFFHAM

Swaffham is a popular Norfolk market town with a good selection of shops, pubs and restaurants. The town is well catered for with a Waitrose and other supermarkets, an excellent Saturday market, three doctors surgeries, free parking throughout the town and also primary, secondary and higher schools. There is easy access to the A47 with Kings Lynn approx 15 miles, Downham

Market approx 15 miles, and approx 30 miles to the city of Norwich, all of which with rail links to Kings Cross London. Swaffham has an excellent bus services to local villages and surrounding towns and cities.

#### Shop/Retail Area

72.52 m.sq (780sq ft) Two prominent bay windows looking out to Swaffham Market Place, main entrance door, opening through to store/office area, door to kitchen.

#### Kitchen Area

4.3 m.sq (46 sq ft) Stainless steel sink unit, work surface.

#### WC

Staff toilet

#### VAT

All figures quoted are subject to VAT at the current rate.

#### Outgoings

The unit has a Rateable Value of £16,500 as quoted from The Valuation Office Agency website.

#### Legal Costs

Each party will be responsible for their own legal costs incurred regarding this transaction.

All photographs are provided for guidance only.

- Business Opportunity
- Double Fronted Shop
- Market Place
- Prominent Location
- Spacious
- Ground Floor
- Available late November!

