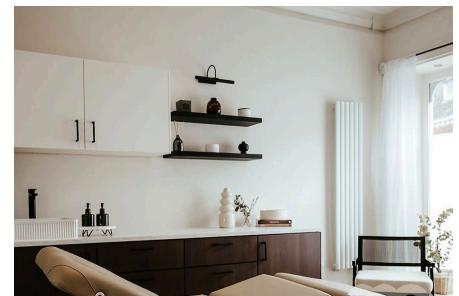


Fairland Street, Wymondham, NR18 0AN

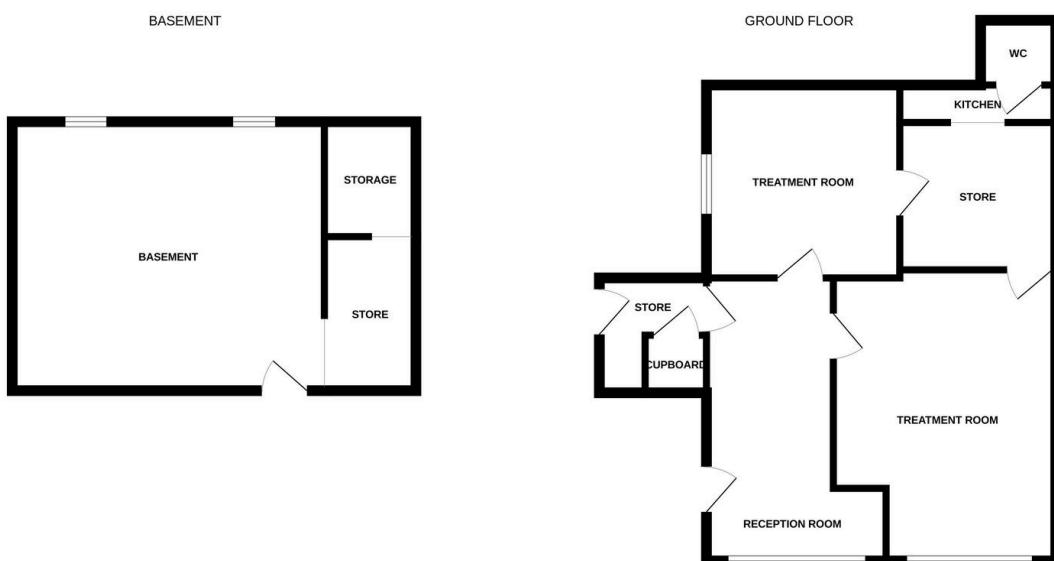
Fixed Price £250,000

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Rare Town Centre Commercial Opportunity – Sold with Tenant in Situ - An excellent opportunity to acquire this well-positioned town centre shop, offering approximately 1,000 sq ft of versatile commercial space. The property comprises a welcoming reception area, two treatment rooms, storage space, a kitchenette, and a WC with hand basin. A rear corridor with additional storage leads to the private parking area, while stairs provide access to a spacious basement measuring 17'3" x 14'10", ideal for further storage or potential use, subject to requirements. The property is currently tenanted and will be sold with the tenant in situ, making this an ideal investment opportunity for those looking for reliable rental income in the heart of town. Please note; The tenant has a five year lease with a three year break clause, they have nearly completed one year.

Key Features

- Rare opportunity to purchase this town centre shop with parking
- Offering approximately 1000 sq ft of commercial space including basement
- The property comprises of two treatment rooms, small kitchen area, cloakroom and reception room
- The property is close to Market Place paring and there are parking spaces on Fairland Street
- There is an apartment above the property which will also be going on the market for sale
- To be sold with tenant who has five year lease with three year break clause
- Parking to the side of the property off road for one car
- The basement comprises of a possible third treatment room 17ft 3in x 14ft 10in
- This commercial property has been renovated by the owner and tenant to a high standard
- See our full online listing for further details including flood risk, broadband speed and other material information.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate. No responsibility is taken for any errors, omissions or inaccuracies. The plan is for marketing purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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