

4 Fairland Street, Wymondham, Norfolk, NR18 0AN

Offers In Region Of £200,000

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Prime Commercial Opportunity in the Heart of Wymondham Town Centre. An excellent opportunity to acquire a versatile commercial property situated in the historic market town centre of Wymondham. Offered with vacant possession, this mid-terrace building occupies a prominent position on Fairland Street, benefiting from strong footfall and high visibility, ideal for a variety of business uses. The property extends to approximately 1,500 sq. ft. and currently comprises an entrance hall, reception area, office space, toilets, storage areas, and a kitchen, with two additional offices located on the upper floor.

Tenure: Freehold EPC: E Current Rateable Value (1 April 2023 to present): £7,300

Key Features

- Prime Commercial Opportunity in the Heart of the historic Wymondham Town Centre
- Benefiting from strong footfall and high visibility, ideal for a variety of business uses.
- Scope to develop the first floor and rear to residential use and profit from a lucrative 10% return on investment
- Wymondham Town Centre is still vibrant especially on a Friday when it is Market Day.
- Tenure: Freehold / EPC rating E / Current rateable value (1 April 2023 to present): £7,300
- Offered with vacant possession, this mid-terrace building occupies a prominent position on Fairland Street.
- The property extends to approximately 1,500 sq. ft with another 400 sq ft of storage space to the rear
- The current offices could accommodate up to 10 people working together plus more if rear used
- The property has been well maintained over the past twenty years by a reputable business
- 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 and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should not 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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