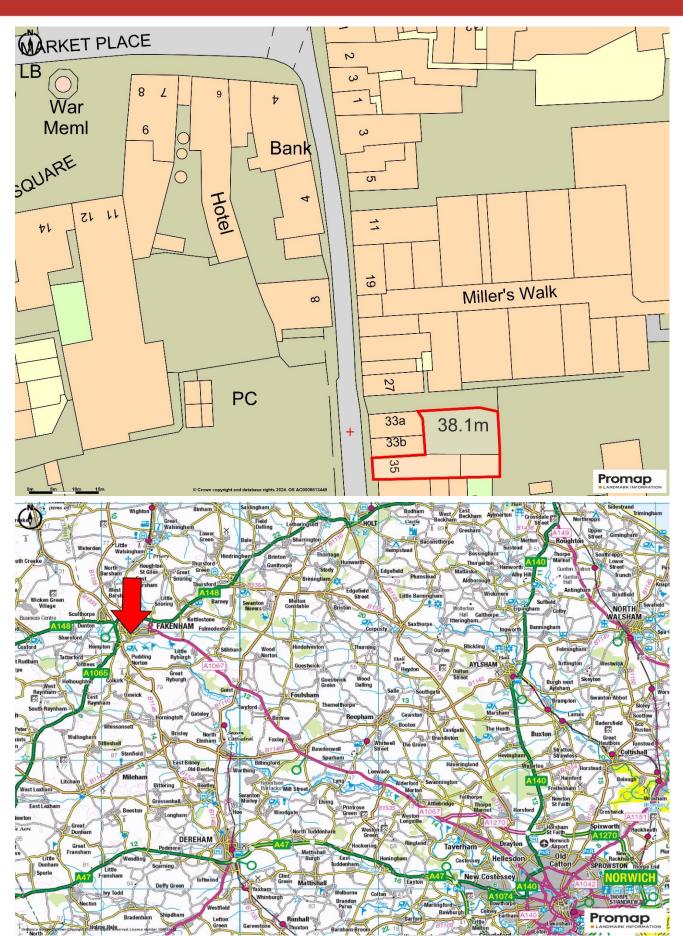
# Arnolds | Keys

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**Diverse Property Investment**Retail and Warehouse 121.76 m<sup>2</sup> (1,311 sqft)
Residential 70.45 m<sup>2</sup> (758 sqft)

Investment

For Sale

CONVENIENT TOWN CENTRE LOCATION

GROUND FLOOR RETAIL WITH WAREHOUSE AND FLAT ABOVE.

CLOSE PROXIMITY TO MAIN RETAIL PARADE

TOTAL INCOME OF £20,300 PA

**FREEHOLD** 

**DEVELOPMENT POTENTIAL** 

# 35 Bridge Street, Fakenham, Norfolk NR21 9AG

Fakenham is a market town close to the north Norfolk coast, approximately 26 miles northwest of Norwich, 22 miles northeast of King's Lynn and 22 miles southwest of Cromer. Fakenham serves a large rural catchment area and is considered a large-growth town in the North Norfolk Local Plan.

The property is situated in the centre of the town on Bridge Street which is one of the main roads in Fakenham town centre. The town centre has a strong representation of multiple and local retailers, including ALDI, Costa and Argos in addition to a number of local retailers and service providers.



# 35 Bridge Street, Fakenham, Norfolk NR21 9AG

## **Description**

The property comprises a largely open plan ground floor retail unit with storage, fronting Bridge Street. There is secondary access to the rear of the shop.

The first floor apartment is accessed via the rear courtyard, which comprises two bedrooms, a kitchen, a bathroom, and a living room.

There is also a two-storey flat roofed brick warehouse accessed either via double wooden doors in the courtyard or internally through the shop.

The large rear courtyard can be accessed either via Bridge St or via Cattle Market St.

### **Accommodation**

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net and gross internal floor areas:

<b>Description</b> Retail (NIA)	<b>m²</b> 55.27	sqft 595
Warehouse Ground Floor First Floor Total GIA	32.62 33.87 <b>66.49</b>	351 365 <b>716</b>
Apartment		
Kitchen	15.97	172
Bathroom	8.83	95
Living Room	18.40	198
Bedroom 1	9.58	103
Bedroom 2	17.67	190
Total GIA	70.45	758

#### **Tenure**

The property is held freehold subject to the following lease agreements:

#### Ground Floor Retail and Warehouse

Tenant: Scott Saunders

Term: 15 years from 25 March 2011

Rent: £14,000 per annum

Repairs: The tenant is responsible for internal

repairs and decoration including the

doors and shop front.

# First Floor Flat

Term: Holding over on a periodic basis Lease: Assured shorthold tenancy

Rent: £6,300pa

## **Terms**

The freehold interest in the property is available for sale at £260,000 exclusive, with the benefit of the outlined tenancies.

#### **Business Rates**

The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises

Rateable Value: £8,000

Rates Payable 2023/2024: £3,992\*

\* Small Business rates relief may be applicable.

### **Legal Costs**

Each party to bear their own costs

### **VAT**

Our client reserves the right to charge VAT in line with current legislation.

#### **EPC**

The retail unit has an EPC rating of: E

The flat has an EPC Rating of: E

## Viewing and further information

Strictly by appointment with the sole agents:

## Arnolds Keys 01603 216825

Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827

SUBJECT TO CONTRACT - HRD/njr/28016/120

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