



CHAPMAN
CHARTERED SURVEYORS

33 YAXHAM ROAD, DEREHAM NR19 1HD

205.0 sqm / 2,207 sqft GIA



FULLY-LET LIGHT INDUSTRIAL INVESTMENT ON MAIN ROAD

Ref: 181219

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Regulated by RICS

FOR SALE

Ground floor light industrial / trade counter premises, fully let
205.0 sqm / 2,207 sqft

LOCATION

Dereham is a market town in the Breckland district of Norfolk, located approximately 15 miles west of Norwich and 25 miles east of Kings Lynn. It has good road connections via the A47 to Norwich (east) and the Midlands (west) as well as a wide range of services and amenities. Breckland Council has its council offices in Dereham, and there is also a heritage railway providing a service to Wymondham.

The property is located on Yaxham Road, the main road into Dereham from the A47. Nearby occupiers include Roys of Dereham, Homebase, Poundstretcher and Halfords.

DESCRIPTION

Ground floor premises last trading as Mid Norfolk Glass with display windows towards Yaxham Road. Ramped access leads to personnel door opening into trade counter / retail area, WC off and folding door from front yard. Slight slope up with access through to rear storage / workshop area include office, rooflights and concrete floor. LED lights and gas-fired space heating. Yard to front of the property with parking for at least four cars, shared access with neighbouring properties.

FLOOR AREAS (GIA)

GF Retail	54.4 sqm	586 sqft
GF Ancillary / Storage	<u>150.6 sqm</u>	<u>1,621 sqft</u>
Total	205.0 sqm	2,207 sqft

LEASE TERMS

The property is fully let. Lease term available on request.

PLANNING

The Property has planning permission for Sui Generis use as a dog training facility with associated retail (3PL/2023/069/F).

ENERGY PERFORMANCE CERTIFICATE ('EPC')

Energy rating: E (108).

GUIDE PRICE

£225,000 freehold subject to the lease.

SERVICES

Mains water, electricity (3 phase), gas and foul drainage.

BUSINESS RATES

Rateable Value (RV): £7,800

REGISTERED TITLE

NK266333

LOCAL AUTHORITY

Breckland Council.

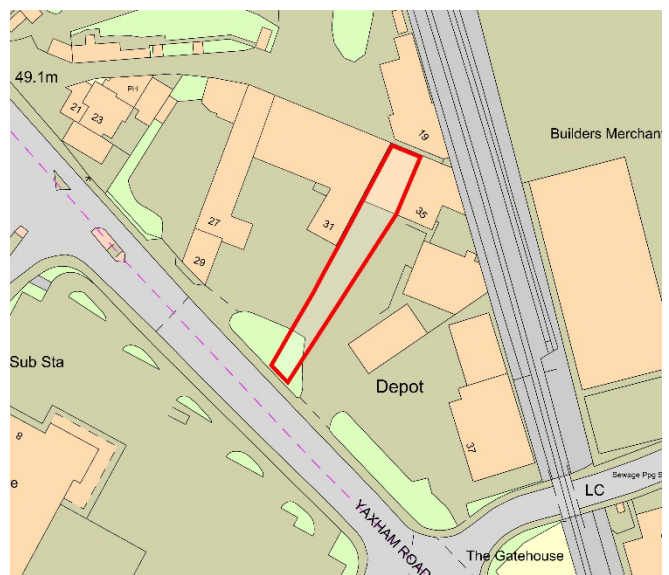
VIEWING AND FURTHER INFORMATION

Strictly by prior arrangement with the sole selling agents only:

Contact: Oliver Chapman MRICS

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

PROFESSIONAL

VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.