

01263 713143 | norwich@brown-co.com



20A MARKET STREET

North Walsham, NR28 9BZ

TO LET £10,000 Per Annum Exclusive

Attractive First Floor Commercial Premises

156.82 sq m (1688 sq ft)

Location

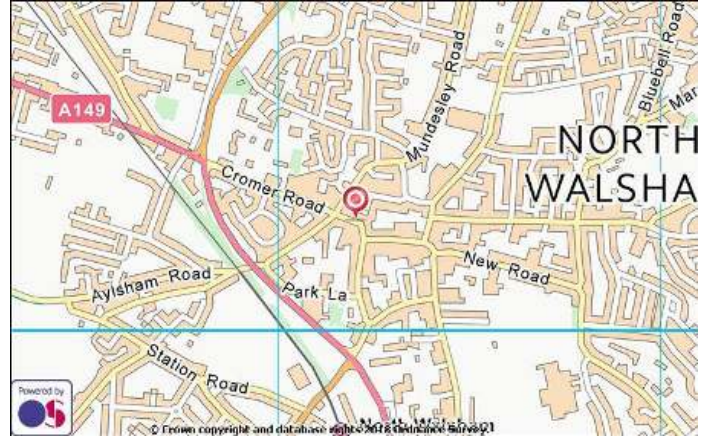
North Walsham is a busy market town situated in the north-eastern part of Norfolk, an area well placed between the popular tourist areas of Poppyland and The Broads. The famous ruined Church tower can be seen from most of the town which is also home to Paston College. This was opened by Sir William Paston in 1606 and was attended by Horatio Nelson prior to him joining the Royal Navy.

Description

Attractive First Floor Commercial Premises

Accommodation

Name	Sq Ft	Sq M
1st Floor, 20a Market Street	1688	156.82



Total	1688	156.82
--------------	-------------	---------------

Services

Mains electricity, gas, water and drainage connected.

Business Rates

Rateable Value	
Rates Payable	£10,750

Planning

Current planning permission for hairdressing salon. Use Class A1 (approved for D1 for museum use only, subject to conditions)

VAT

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

1A Market Place
Holt
Norfolk,
NR25 6BF

Henry Cockerton

01263 711167
henry.cockerton@brown-co.com

IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in May 2016.