



## A PROMINENT RETAIL UNIT WITHIN THE TOWN'S PRIMARY RETAIL DESTINATION.

FAKENHAM | NORTH NORFOLK

Available as a whole this unit presents a great chance to occupy a prominent retail unit in a prime position within the Millers Walk shopping centre fronting Bridge Street, the town's primary retail destination with a c. 180 space customer car park.

**TO LET POA**

**BROWN & CO**

## DESCRIPTION

Unit 2, Millers Walk, Fakenham, NR21 9AP

Unit 2 is a large retail unit which was occupied by Carphone Warehouse and is in one of the best positions within the Millers Walk shopping centre at the Bridge Street entrance.

The unit is available as a whole and would be suitable for a range of uses (subject to planning).

## LOCATION

Millers Walk shopping centre is the town's primary retail destination located between Fakenham's principal car park and the town centre.

Millers Walk contains the majority of the town's retail offering with occupiers such as Argos, M & Co., Specsavers, Greggs Bakery, Subway and Kinnertons Chocolate Factory.

## ACCOMMODATION

	Sq M	Sq ft
Ground Floor	46.5	500
First Floor	49.2	530
<b>Total</b>	<b>95.7</b>	<b>1030</b>

These measurements are approximate.

There are two large customer car parks with approximately 180 spaces along with an additional private car park.

## VAT

It is understood that VAT is not applicable.

## EPC

EPC E (110)

## RATEABLE VALUE

The Rateable Value is £13,750

## TENURE

Leasehold. The unit is available by way of a new effective, full repairing and insuring lease for a length of term to be agreed, subject to 5 yearly upward only rent reviews.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

### Brown & Co

1A Market Place  
Holt  
Norfolk,  
NR25 6BF

### Tom Cator

01263 713143  
tom.cator@brown-co.com



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