



A LARGE GROUND FLOOR RETAIL UNIT WITHIN WALKING DISTANCE OF THE MARKET PLACE

FAKENHAM | NORTH NORFOLK

An opportunity acquire a spacious unit located in a highly visible position within in Fakenham close to the town centre and the Millers Walk shopping precinct.

TO LET £12,000 PAX

BROWN & CO

DESCRIPTION

7 Norwich Road, Fakenham, Norfolk, NR21 8AU

7 Norwich Road is a prominent and spacious ground floor retail/office retail unit located next to The Millers Walk car park and walking distance from the Market Place.

The accommodation comprises: Open plan retail areas which could be separated into separate retail/office areas if required, store and W.C.

The unit is ready for immediate occupation.

LOCATION

Fakenham is a fine market town situated halfway between King's Lynn and Norwich. It benefits from The Thursday Market that dates back to 1250 and a Farmers' Market on the last Saturday of each month with a range of locally grown produce. It is known as the gateway to the north Norfolk coast and is well positioned for the coast and other local attractions including Pensthorpe Waterfowl Park and Fakenham Racecourse.

There is rail access via King's Lynn (22 miles) or Norwich (25 miles).

ACCOMMODATION

Name	Sq M	Sq ft
Ground Floor	93.8	1010
Total	93.8	1010

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

EPC rating C (65)

RATEABLE VALUE

The Rateable Value is £12, 000

TENURE

Leasehold. The premises are available immediately on a new full repairing and insuring lease for a length to be determined.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Brown & Co

1A Market Place
Holt
Norfolk,
NR25 6BE

Tom Cator

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