



TWO TRADITIONAL RETAIL/OFFICE UNITS WITHIN THE TOWN'S RETAIL CENTRE.

FAKENHAM | NORTH NORFOLK

An fantastic opportunity acquire two prime retail freeholds located in a prominent position in Fakenham just off the Market Place.

FOR SALE
GUIDE £250,000

BROWN & CO

DESCRIPTION

5 & 7 Norwich Street, Fakenham, Norfolk, NR21 9AF

5 Norwich Street is a large traditional retail shop with accommodation split over three floors. On the ground floor is a large open retail area with stairs leading to the first floor. This provides flexible office/storage space plus a kitchen and W.C. with further storage on the second floor.

The access and layout of the first and second floors provide potential for change of use (subject to planning).

7 Norwich Street is a compact ground floor retail shop. The unit provides a well proportioned retail area with storage to the rear together with a kitchen and W.C.

Both shops are currently let producing a combined income of £15,300 P.A.

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
5 Norwich St		
Ground Floor	47.4	510
First Floor	75.9	816
Second Floor	53.5	575
7 Norwich St		
Ground Floor	44.4	478
Total	221.2	2379

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

EPC ratings:-

5 Norwich Street D (95).

7 Norwich Street D (79).

RATEABLE VALUE

The Rateable Values are:-

5 Norwich Street £6,700

7 Norwich Street £4,300

TENURE

Freehold.

Both units are currently let for a combined rent of £15,300 P.A. Lease details can be provided upon request.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole selling agent:-

Brown & Co

1A Market Place

Holt

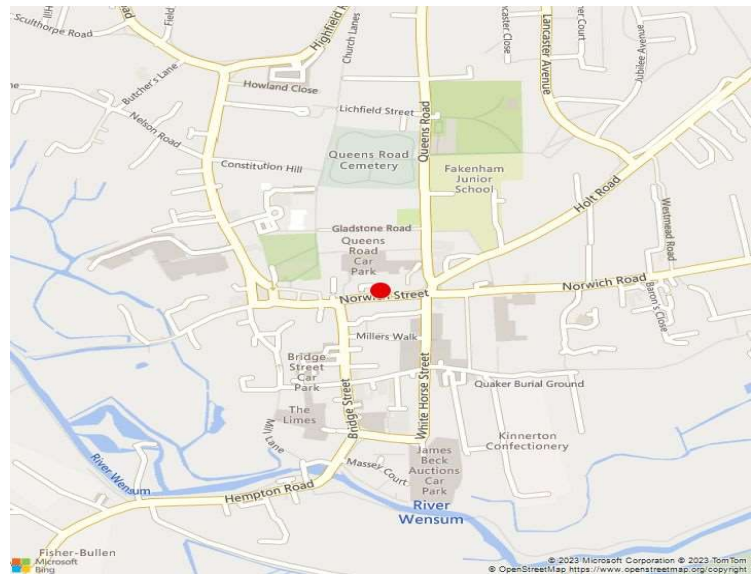
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