



A MODERN RETAIL UNIT WITHIN THE TOWN'S PRIME RETAIL AREA

FAKENHAM | NORTH NORFOLK

An fantastic opportunity to acquire large retail premises spread across three floors located in a prime position in Fakenham's Upper Market Place.

TO LET £60,000 PAX

BROWN & CO

DESCRIPTION

32-33 Upper Market, Fakenham, Norfolk, NR21 9BX

32-33 Upper Market is a prominent and well proportioned unit located next to the town's Market Place.

The modern accommodation lends itself to a number of uses and has good frontage onto a pedestrianised area within the centre of town close to the Millers Walk and Tesco car parks. It comprises: Fully glazed front retail area on the ground floor with further spacious accommodation on the first and second floors which incorporate kitchen, W.C.s and an office. Being a modern built property it benefits from a lift and a modern air conditioning system.

The property is ready for tenant to fit out work and 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 Natural 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	281.6	3031
First Floor	277.4	2985
Second Floor	245.9	2646
Total	804.9	8662

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

EPC not required.

RATEABLE VALUE

The Rateable Value is £64,000

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
01263 713143
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