



A MODERN RETAIL/OFFICE UNIT WITHIN THE TOWN'S PRIMARY RETAIL DESTINATION

FAKENHAM | NORTH NORFOLK

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

TO LET £12,000 PAX

BROWN & CO

DESCRIPTION

34 Upper Market, Fakenham, Norfolk, NR21 9BX

34 Upper Market is a prominent and well proportioned unit located just off the town's Market Place.

The modern accommodation would lend itself to a number of uses and has good frontage onto a pedestrianised area within the centre of town close the Millers Walk and Tesco car parks. It comprises: Fully glazed front retail area with a W.C.

The property is ready for tenant 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 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	91.3	983
Total	91.3	983

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

EPC rating TBC

RATEABLE VALUE

The Rateable Value is £13,750

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
tom.cator@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 others 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.

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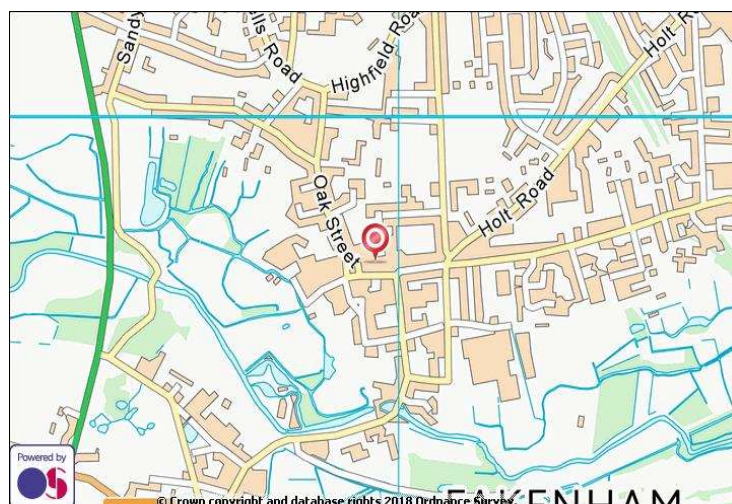
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