



30 London Street, Swaffham PE37 7DG

TO LET £8,500 Pax

Warehouse/Store

- Well Located Warehouse/Store with Office
- Opposite Theatre Street Public Car Park
- Easy Reach of Town Centre
- New Lease Available

120 sqm (1,292 sqft)

Alison Richardson
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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The property is located immediately opposite the Theatre Road free public car park just a short walking distance from the main shopping area/amenities of the town.

Swaffham is a busy traditional market town approximately 30 miles west of the regional centre of Norwich and lying between King's Lynn (20 miles) and Dereham (15 miles) immediately to the south of the main A47 trunk road and the A1065 Fakenham to Barton Mills Road with access to the A11/M11. Traders represented in Swaffham include numerous local independent outlets along with national retailers including Morrisons Daily, Boots and Waitrose.

Description

The property is of brick construction under a pantile roof. The accommodation comprises a good size storage/packing space, with managers office and cloakroom off. The main warehouse space is served by a wide personnel door with security roller shutter whilst the office/cloakroom is served by a separate entrance.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Warehouse Including Office & Cloakroom	120	1,292
Overall	120	1,292

Services

It is understood mains water, drainage, electricity and gas are connected.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

To be assessed.

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

VAT will be charged on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC

To be assessed.

Viewing

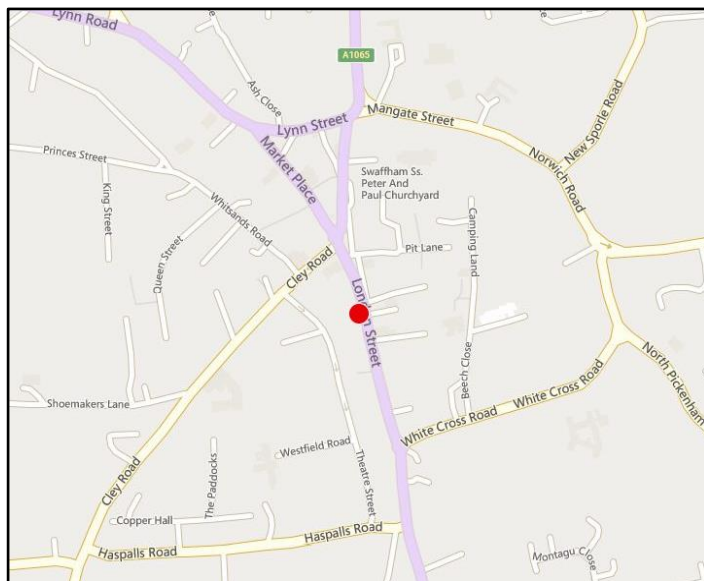
Strictly by appointment with the letting agent:-

Alison Richardson

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