



30 London Street, Swaffham PE37 7DG

TO LET £20,000 Pax

Good Sized Open Plan Former Retail Premises

- Suitable of a variety of alternative uses (STP)
- Easy Reach of Town Centre
- Parking to the rear
- New Lease Available

Retail space extending to 240.64 sqm (2,592 sqft)

Alison Richardson

Brown&Co Kings Lynn

01553 778068

alison.richardson@brown-co.com

BROWN & CO

Property and Business Consultants

brown-co.com

Location

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 and Tesco.

Description

The front entrance and two good sized display windows open immediately onto London Street one of the main thoroughfares into town whilst the rear entrance to the property is located immediately opposite the Theatre Street free public car park just a short walking distance from the main shopping area/amenities of the town. The former retail property is considered suitable for a variety of uses, subject to any required planning consents. Currently laid out to provide a good sized retail area with Managers/Accounts office off, male and female cloakrooms and a store room to the rear the unit could be adapted to suit end user requirements.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Open Plan retail space:	240.84	2,592
Storage area:	12.85	138
Plus male and female cloakrooms		
Mangers/Accounts Office		
Overall	273.92	2,949

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 re-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

EPC Rating C.

Viewing

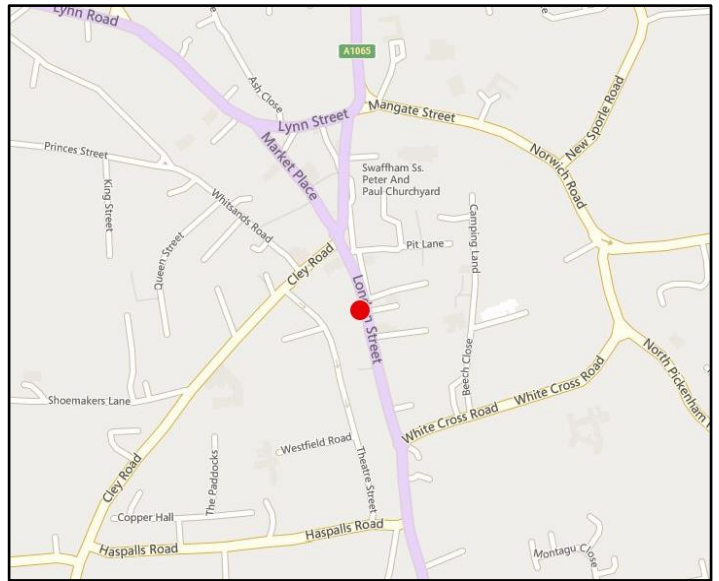
Strictly by appointment with the letting agent:-

Alison Richardson

Brown&Co Kings Lynn Office

01553 778068

alison.richardson@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: The Atrium, St George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. April 9, 2024