



46-48 Bridge Street, Downham Market PE38 9DL

**FOR SALE £365,000 Guide Price**

**Substantial Commercial Premises**

- Available Owing to Business Restructuring
- Currently Retail but Would Suit Other Uses (STP)
- Prominent Display to Bridge Street, with Potential Seating Area
- Close Main Shoppers Free Car Park & Morrisons
- Flexible Accommodation

**724.45 sqm (8,872 sqft)**

**John Weston**

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**BROWN & CO**

Property and Business Consultants

[brown-co.com](http://brown-co.com)

## Location

46-48 Bridge Street is located on the northern side of Bridge Street, close to the main Hollies Car Park and Morrisons Supermarket. Downham Market is a traditional Norfolk market town (population approx. 11,500) and serves a substantial catchment area. The town is located 10 miles south of the sub regional centre of King's Lynn, 35 miles east of Peterborough and 35 miles north of Cambridge with a mainline railway station to London Kings Cross (approx. 1 hour 20 mins).

The town provides an extensive range of amenities and facilities including a range of local and national retailers, junior and senior schooling, health services and is scheduled for further expansion.

## Description

The property comprises an extensive purpose-built retail premises with frontage to Bridge Street, with potential for alternative uses (subject to planning), providing mainly open plan space with minimal column intrusions and good clear height to the main floor space.

The first floor flat is also available for sale subject to separate negotiation but will not be sold independently.

## Accommodation

The property provides the following (approximate) floor areas:-

Description	sqm	sqft
Ground Floor	485.45	6,291
Mezzanine Storage	240	2,581
<b>Overall</b>	<b>724.45</b>	<b>8,872</b>

## Services

Mains electricity, water and drainage are connected to the site. 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

Business Rates to be re-assessed on separation.

## Terms

The property is offered for freehold.

## VAT

VAT will not be charged upon the sale price.

## Legal Costs

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

## EPC

46 Bridge Street – EPC Rating E.

## Viewing

Strictly by appointment with the letting agent:-

### John Weston

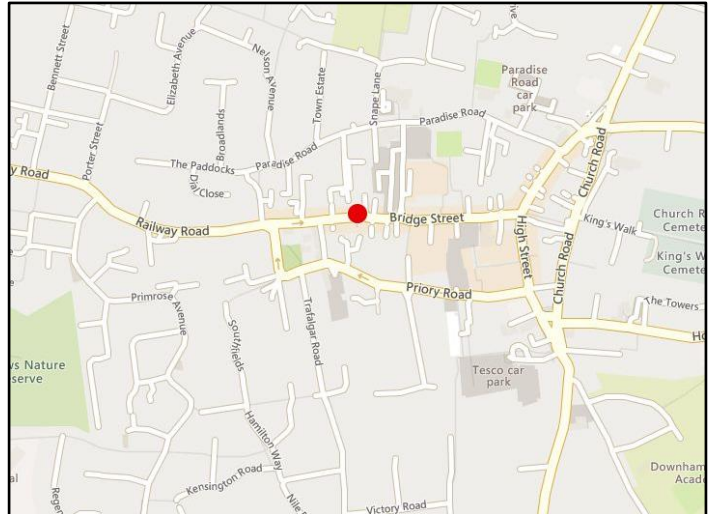
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