

01603 629871 | norwich@brown-co.com



22 Market Place

North Walsham, Norfolk, NR28 9BH

To Let **£9,000 pax**

Town Centre Office Premises

- Substantial premises in prominent central position
- Presentable newly decorated accommodation
- Flexible terms available

180.59 sq m (1,944 sq ft)

Location

The market town of North Walsham has a population of 12,634 (2011 census) and is situated within the district of North Norfolk, approximately 15 miles north of Norwich and 7.5 south of Cromer.

The property is situated towards the western end of the Market Place, at the heart of North Walsham's town centre. The accommodation is above Specsavers opticians and nearby occupiers include Lloyds Bank, Boots, Costa and QD.

Description

The property comprises first and second floor office accommodation within a substantial Grade II listed three storey building, the ground floor of which is occupied by Specsavers opticians.

Accommodation

The property has a dedicated ground floor entrance and provides the following floor areas:-

Description	sq m	sq ft
First Floor	101.63	1,094
Second Floor	78.96	850
Total NIA	180.59	1,944

Description	sq m	sq ft
First Floor	103.98	1,120
Second Floor	80.81	870
Total IPMS3	184.79	1,990

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

First & Second Floor	
Description	Offices & Premises
Charging Authority	North Norfolk
Rateable Value	£12,750*
Rates payable for 2019/2020	£0*

*As the RV is below £12,000, the property is eligible for 100% Small Business Rates Relief, subject to qualifying conditions.

Tenure

The Property is available to let as a whole (both floors) on a new lease for a term of years to be agreed, on effectively full repairing and insuring terms at a rental in the region of £9,000 per annum exclusive.

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will bear their own legal costs incurred in documenting this letting.

EPC Rating

The property is Grade II Listed and does not have an EPC.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

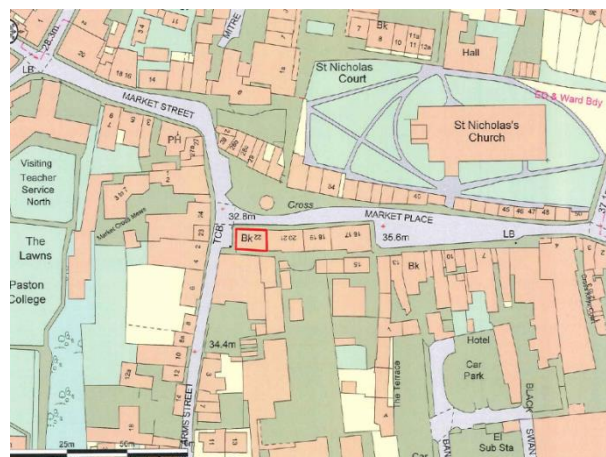
The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871



Nick Dunn
01603 598241
nick.dunn@brown-co.com



Anna Smith
01603 598 248
anna.smith@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 other 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. These particulars were prepared in May 2016 and updated in December 2019.