



## 4 DRAYTON HIGH ROAD, DRAYTON, NORFOLK, NR8 6AF

PROMINENT RETAIL PREMISES

- Highly visible trading location on Drayton High Road
- Suitable for a variety of uses (STP)
- Could easily be split into two units
- On site parking

**FOR SALE REDUCED TO £350,000 | 122.9 sq m (1,323 sq ft)**

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**BROWN & CO**

Property and Business Consultants  
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## Location

Drayton is a suburb of Norwich situated approximately four miles to the north west of Norwich city centre on the A1067.

The property occupies an accessible location on the corner of Drayton High Road and Low Road opposite The Cock Inn pub.

Other nearby occupiers include Willows Café Bistro, Domino's Pizza and Applegreen petrol filling station.

## Description

The property comprises a detached single storey retail premises, of red brick construction with a pitched tiled roof. The shop has a later extension that doubles the width and frontage of the property.

Internally, the property provides an open plan retail space at the front of the property. To the rear of the property there are preparation areas and a large walk-in fridge and separate freezer. The property could be easily split into two self-contained units.

Externally, the property has parking in front of the shop and further parking and access for loading at the side of the property off Low Road.

## Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Sales & preparation area	98.2	1,058
Staff room/ office	6.9	75
Storage	17.7	191
<b>Total NIA</b>	<b>122.9</b>	<b>1,323</b>

## Services

We understand the property is connected to mains electricity and sewage. The water is supplied by a borehole.

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

Description	Shop & premises
Rateable Value	£7,900
Rates payable for 2023/4	£0*

\* The rateable value is below the minimum value threshold therefore the tenant maybe eligible for a full exemption. Please contact Broadland District Council for further information.

## Tenure

The Property is freehold and vacant possession will be given upon completion.

## Price

£350,000

## VAT

It is understood that VAT is applicable.

## Legal Costs

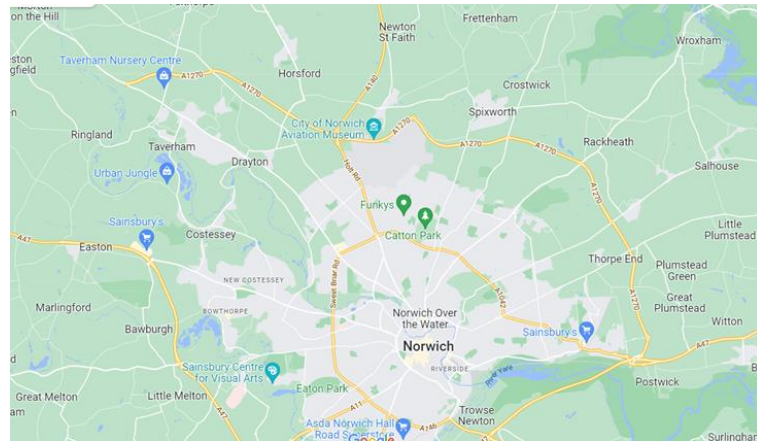
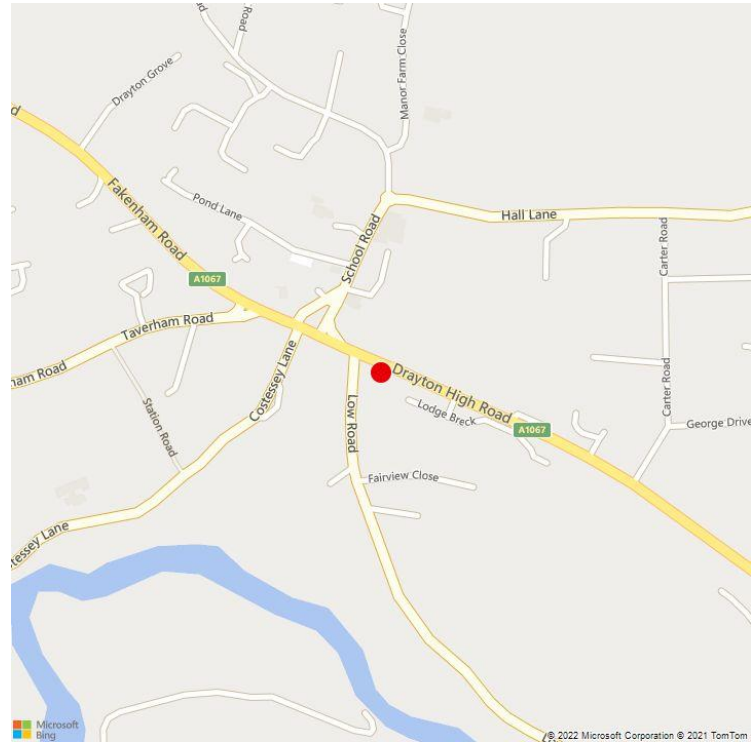
Each party will be responsible for their own legal costs incurred in documenting the sale.

## EPC Rating

The property has an EPC rating of D (81).

## Viewing & Further Information

Strictly by appointment with the sole selling agent:-

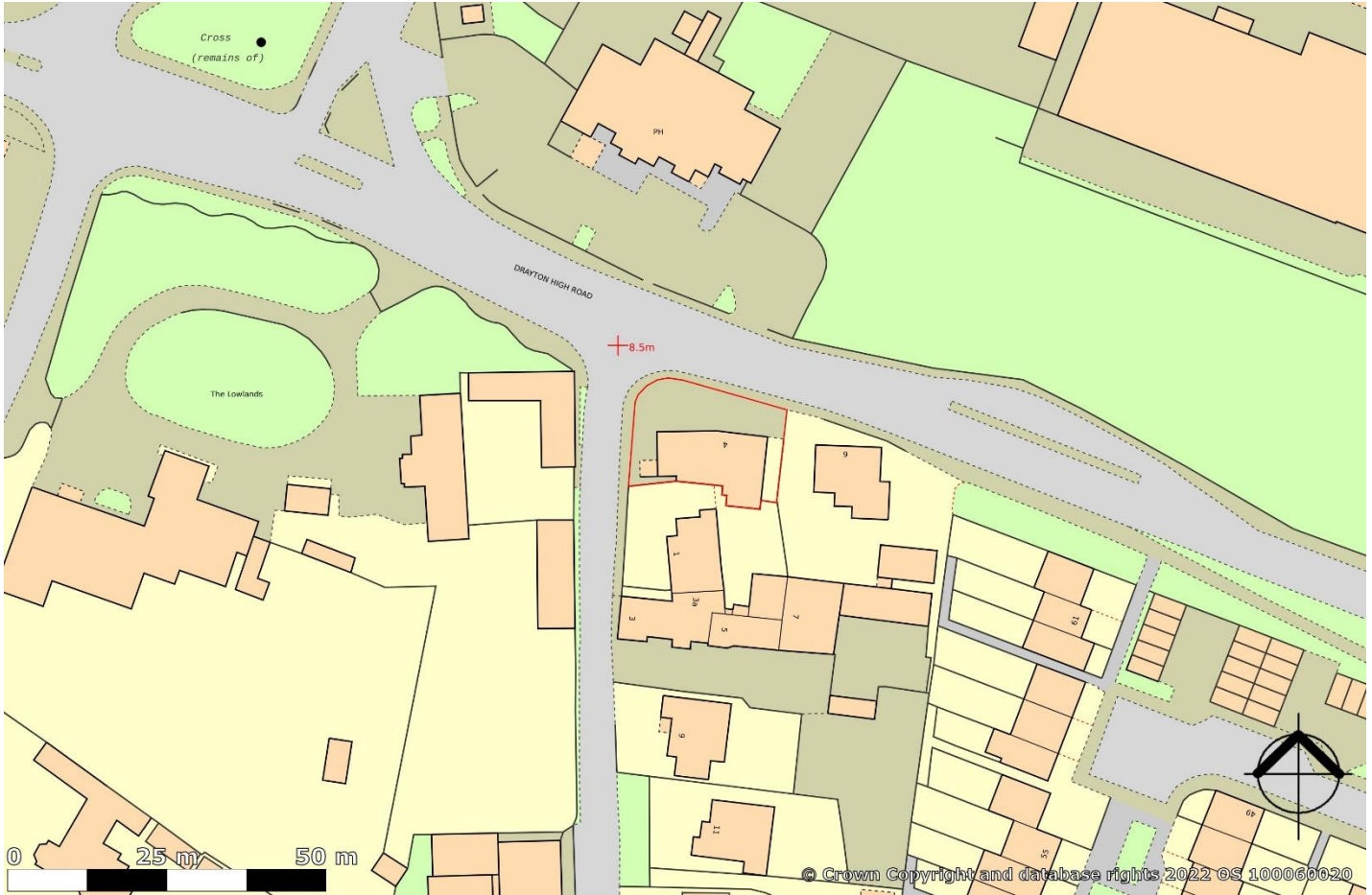


## IMPORTANT NOTICES

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