

## Bank House, Market Place, Reepham, Norwich NR10 4JJ Town Centre Office Premises

- Attractive refurbished offices
- Central market town location
- Grade II Listed
- Flexible accommodation
- Energy efficient building EPC Rating A

# FOR SALE £525,000 | TO LET £44,700 pa | 340.9 sq m (3,670 sq ft)

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Property and Business Consultants **brown-co.com** 

## Location

The picturesque town of Reepham has a population of 2,709 (2011 Census) and is situated in the Broadland district of Norfolk, approximately 12 miles northwest of Norwich, and 13 miles south of Holt.

The property is prominently positioned opposite the Market Place. Reepham has a good range of local shops and amenities, to include the Dial House restaurant and hotel, pubs, coffee shops, butchers, pharmacy and Spar shop.

#### Description

The property comprises a Grade II Listed three storey period former bank premises with basement storage, sympathetically converted to office use. The property is of red brick construction under slate covered roofs, occupying a prominent corner position overlooking the Market Place.

Internally the accommodation provides a combination of private offices/meeting rooms and larger, open-plan office spaces over ground, first and second floors. The basement is split into two areas with separate access, providing storage space including the bank's former vault. The accommodation is comprehensively refurbished and benefits from air source underfloor heating throughout.

The property occupies virtually 100% site cover with no onsite carparking.

#### Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Basement	45.7	492
Ground floor	93.2	1,003
First floor	96.2	1.036
Second floor	105.8	1,139
Total NIA	340.9	3,670

### Services

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	<b>Offices &amp; Premises</b>
Rateable Value	£19,500
Rates Payable for 2023/4	£9,730.50

### VAT

It is understood that VAT will not be applicable in addition to the rent/price.

### Tenure

The freehold is available to purchase with vacant possession at a price of **£525,000**.

Alternatively, the property is available to let on a new full repairing and insuring lease for a term of years to be agreed at a rent of **£44,700 per annum**.

### **Legal Costs**

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

### **EPC Rating**

The property has an EPC rating of A(22).

#### **Viewing & Further Information**

Strictly by appointment with the sole letting/selling agent:-





#### IMPORTANT NOTICES

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