



## UNIT 2 VULCAN PLACE, WATTON, NORFOLK, IP25 6XU MID-TERRACE RETAIL UNIT

- Modern retail unit within recently developed parade
- Prominently positioned on the corner of Norwich Road and Lancaster Avenue
- Customer parking to the front of the premises
- Suitable for a variety of uses subject to planning

**TO LET £20,500 | 88.1 sq m (958 sq ft)**

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**BROWN & CO**

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## Location

The property is located in Watton, which is a market town in the district of Breckland within the county of Norfolk. It is about 28 miles by road southwest of Norwich and 14.5 miles northeast of Thetford. Watton is approximately 7 miles from the A11, the fully dualled trunk road between Norwich, Cambridge and London.

Blenheim Grange Local Centre is prominently positioned on the Norwich Road with return frontage to Lancaster Avenue. Neighbouring occupiers include Subway, Spar and Domino's.

## Description

The property comprises a mid-terrace retail unit within a modern parade of shops.

Internally, the property is arranged to provide an open plan sales area with a store/kitchen and WC facilities to the rear of the shop.

To the front of the property is a customer car park with plenty of spaces available on an ad-hoc basis.

## Accommodation

The property provides the following net internal floor area:-

Description	sq m	sq ft
Retail area	62.9	677
Store	25.2	271
<b>Total NIA</b>	<b>88.1</b>	<b>948</b>

## 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	Restaurant and Premises
Rateable Value	£12,500
Rates payable for 2023/2024	£6,237.50

## Service Charge

A service charge will be levied in relation to external repairs, and cleaning and maintenance of the communal areas. The service charge budget for the year ending 2022 is **£2,650 + VAT**.

## Tenure

The Property is available to let on a new effective full repairing and insuring lease for a term of years to be agreed at a rent of **£20,500 pax**.

## VAT

It is understood that VAT is applicable.

## Legal Costs

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

## EPC

The property has an EPC rating of B (34).

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-



## IMPORTANT NOTICES

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