



**34 MARKET STREET, WYMONDHAM, NORFOLK, NR18 0BB**  
TOWN CENTRE RETAIL PREMISES

- Busy market town location
- First floor storage/office
- Suitable for a variety of uses stp

**Katie Bates**  
Brown&Co Norwich  
01603 598236  
katie.bates@brown-co.com

**BROWN & CO**

**TO LET £15,500 PAX | 85 sq m (915 sq ft)**

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



## Location

The property occupies a busy trading position in Wymondham Town Centre, located on the busy Market Street next to Savers.

Wymondham is a pretty and historic market town located nine miles south-west of Norwich in the heart of East Anglia. Good road links via the A11 provide easy access to both Norwich and the Norfolk Broads, as well as the coastal resorts of Great Yarmouth and Lowestoft.

## Description

34 Market Street comprises a ground floor lock-up shop with first floor storage/office space.

The ground floor sales area is open-plan with a store room and WC to the rear. The first floor provides additional workspace/storage. The property would be suitable for a variety of commercial uses subject to planning.

## Accommodation

The property provides the following Net Internal floor area:

	Sq m	Sq ft
Sales area	52.2	562
Store	7.3	79
First floor	25.5	274
<b>NIA</b>	<b>85</b>	<b>915</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	Shop and Premises
Rateable Value	£13,750
Rates payable for 2023/2024	£6,861*

\*Occupants may be eligible for partial rates relief. Please contact South Norfolk District Council for more information.

## Tenure

The property is available to be let for a term of years to be agreed on a full repairing and insuring basis for an initial rent of **£15,500 per annum exclusive**.

## 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 E.

## Viewing & Further Information

Strictly by appointment with the letting agents:-

### Brown & Co

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

### Katie Bates

01603 629871  
07818 534732  
katherine.bates@brown-co.com



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The Atrium, St Georges Street, Norwich NR3 1AB  
01603 629871 | [norwich@brown-co.com](mailto:norwich@brown-co.com)

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