

Unit 2 & 3, Church Farm Barns, The Street, Heydon NR11 6AD



£6,600 Per Annum

01263 711880

Independent Estate Agents

Pointens

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The Property

The property offered for let is a recently converted barn situated within a small complex of similar barns and pleasant picturesque village green. The unit is divided into two rooms and extends to around 500 square feet and presently has A1 retail permission. There is electric power and light and a cloakroom. Outside to the rear of the complex is a free large public car park for visitors and tenants

The location

The village of Heydon has local amenities which include a village pub (The Earl Arms), village tea rooms, and a bakery. Heydon is located approximately 15 miles from Norwich, 9 miles from Holt and 11 miles from the North Norfolk coast. In the heart of East Anglia, the historic city of Norwich has everything you would desire from a vibrant regional capital. You will find a modern cultural city with beautiful heritage, vibrant nightlife, sophisticated shopping and mouth-watering restaurants. Norwich is the most complete medieval city in Britain. There are also a number of sought after schools and colleges. The Cathedral City of Norwich offers access to all the major rail links and Norwich International Airport.

Directions

Leave Holt on the B1149 Norwich road. Proceed through the villages of Edgefield and Saxthorpe. After around 2 miles Haydon will be sign posted off to the right. Continue for 1 mile and at the crossroads turn right to the village. Church Farm Barns will then be found on the left hand side just before the village pub The Earl Arms.



General Information

Services: Mains electricity and water. Drainage is via a private septic tank. The availability of broadband and speed can be found at: <http://.btbroadbandinformation.com/bt-postcode-checker/>

District Council: North Norfolk District Council
Tel: 01263 513811.

The Lease: The lease length is negotiable on a fully repairing and insuring basis. There is also a £25 plus VAT service charge.

EPC Rating: D

Viewing: Strictly by appointment through the joint sole agents, Pointens, tel: 01263 711880.

Office opening hours:

Monday to Friday 9am to 5.00pm

Saturday 9am to 1pm.

Email: enquiries@pointens.co.uk

Ref: H31288C.

Agents Note: Intending purchasers will be asked to produce original Identity Documentation and Proof of Address before solicitors are instructed.

Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are, give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

No person in the employ of Pointens has any authority to make or give any representations or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.