



**11 & 11a Norwich Street,  
FAKENHAM.  
NR21 9AF.**

**Freehold for sale  
Offers sought in the region of £175,000.**

Ground Floor Shop Unit extending to about 757 sq ft (70.3 sq m) with retail area having wide display window overlooking Norwich Street, Kitchenette, cloakroom, office, store & Cellar.

Together with Self-contained, electrically heated, 1<sup>st</sup> & 2<sup>nd</sup> Floor Office Accommodation extending to about 959 sq ft (89.1 sq m), and comprising 5 Offices, with Reception, Store, kitchen & toilet facilities.

The premises are located in a prominent, South facing position in the Town Centre, within 100 yards of the Market Square and close to High Street Banks, Local & Nationally owned Shops, the Cinema and Public Car Parks.



**NOTE: North Norfolk District Council has given Prior Approval for Change of use from Offices (Class E(g)(i) to Residential (Class C3) use, including some minimal internal alterations**

**This would allow for the conversion of the 1<sup>st</sup> & 2<sup>nd</sup> floor rooms to provide living accommodation, (subject to Full Planning Consent).**

**Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

**GROUND FLOOR:**

**Main Shop/Retail Area: 27'0" x 20'0", (8.2m x 6.1m) max.** Full width, (partly recessed), display windows fronting onto Norwich Street, and glazed entrance door. Wall mounted air conditioning unit. Stainless steel sink unit with mix tap and tiled splash back, set in worktop with cupboards under. Further worktops with cupboards under, and plumbing for another sink. Vinal flooring. Strip lights.

**Small Lobby:** Vinal flooring. Doors to Office and;

**Kitchenette: 5'9" x 5'0", (1.7m x 1.5m).** Stainless steel sink unit with tiled splash back, set in fitted worktop with cupboard under. Tall wall cupboard with electric water heater. Vinal flooring.

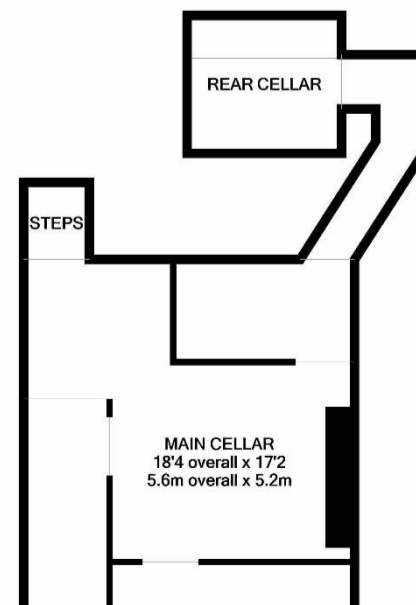
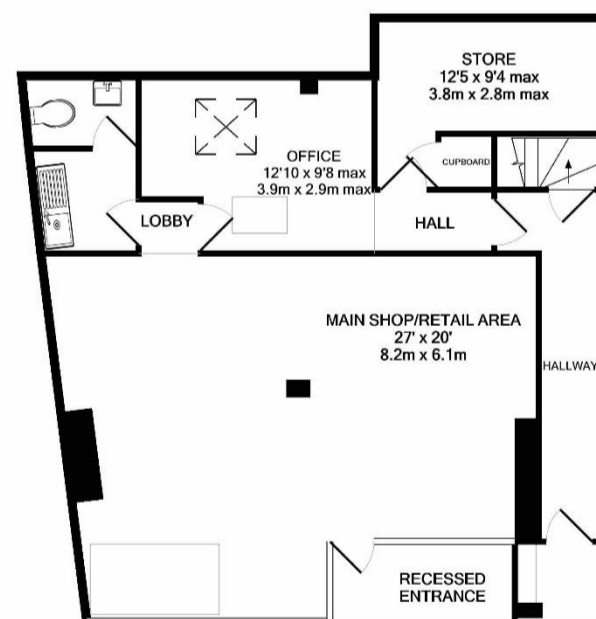
**Cloakroom:** Low level WC. Hand basin. Extractor fan. Vinal flooring.

**Office: 12'10" x 9'8", (3.9m x 2.9m) max.** Plumbing for sinks. Electric room heater. Roof light. Strip lights. Extractor fan. Floor access hatch to cellar. Vinal flooring.

**Rear Hall:** Door to shared side passageway, which in turn gives access to the offices above, and a further door to Norwich Street. Vinal flooring. Door to;

**Storeroom: 12'1" x 9'4", (3.6m x 2.8) max.** Under-stairs cupboard with telephone point. Strip lighting.

**Cellar:** Various rooms, the largest of which measures approximately 18'4" x 17'2", (5.5m x 5.2m) overall, with electric lights.



## FIRST FLOOR:

**Landing with Kitchen Area: 14'1" x 10'0", (4.3m x 3.0m).** Stainless steel sink unit with electric water heater over, tiled splashback, and cupboard and appliance space under. Fitted shelf.

**Ladies' Toilet:** Hand basin with tiled splashback and electric water heater over. Low level WC. Extractor fan.

**Lobby:** Hand basin with tiled splashback and electric water heater over. Fitted coat hooks. Door to;

**Gents' Toilet:** Low level WC. Extractor fan.

### Inner Hall/Landing:

**Reception: 10'3" x 8'8", (3.1m x 2.6m).** "Unidare" night storage heater. Telephone points. Fitted shelf. Strip lights. Window with Venetian blind overlooking Norwich Street.

**Office 1: 18'10" x 10'5", (5.7m x 3.2m).** 2 "Unidare" night storage heaters. Telephone point. Fitted shelves. Strip lights. Sash window with Venetian blind overlooking Norwich Street.

**Office 2: 18'10" x 11'6", (5.7m x 3.5m), max.** 2 "Unidare" night storage heaters. Telephone point. Strip lights. Sash window with Venetian blind overlooking Norwich Street.

## SECOND FLOOR:

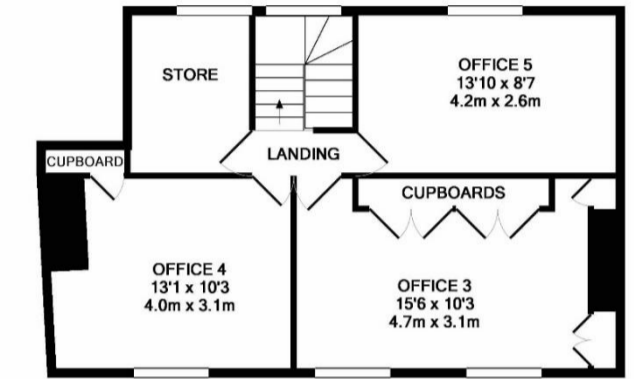
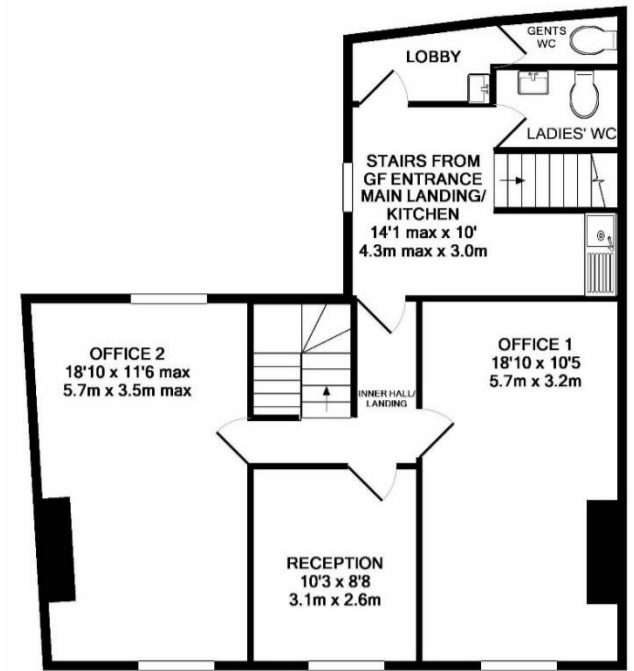
**Landing:** Hatch to roof space.

**Office 3: 15'6" x 10'3", (4.7m x 3.1m).** Night storage heater. Built-in cupboard with fitted shelves. Further built-in shelved cupboard, and range of free-standing cupboards with 2 double doors and fitted shelves. Strip lights. 2 sash windows with Venetian blinds overlooking Norwich Street.

**Office 4: 13'1" x 10'3", (4.0m x 3.1m).** Night storage heater. Built-in shelved cupboard with cupboard over. Strip light. Sash window with Venetian blinds overlooking Norwich Street.

**Office 5: 13'10" x 8'7", (4.2m x 2.6m).** "Dimplex" night storage heater. Telephone point. Strip light.

**Storeroom: 8'7" x 6'5", (2.6m x 1.9m).** Sash window.



**Services:** Mains water, electricity and drainage are connected to the property.

**District Authority:** N.N.D.C. 01263 513811.

**Rateable Value:** 11/13 Norwich St: £7,300.  
11a Norwich St: £5,500

**EPC: 11 Norwich Street – D (91)**  
**11a Norwich Street – E (124)**

**Directions:** From the Market Place, take Norwich Street, and the property is on the left, as marked by a For Sale board. Lloyds Bank is 25 yards further long Norwich Street, and Hughes Electrical is on the opposite side of the road. A recessed door fronting onto Norwich Street leads to a separate access hall, and entry to the back of the shop and to the upper floors.



**Location:** Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.

**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.**

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