

### Retail



### Location

Fakenham is a historic market town situated halfway between King's Lynn and Norwich. Known as the gateway to the North Norfolk coast, the town is well positioned and provides a rail link to King's Lynn (22 miles) and Norwich (25 miles). The town lies adjacent to the A148 and A1065 which provides routes to Cromer, Kings Lynn and Swaffham. The property occupies a very prominent position adjacent the Market Place. Nearby occupiers include **The Original Factory Shop, Costa, Boots, Specsavers** and a number of independent retailers.

### Description

The property is arranged over ground, first and second floor with a rear yard that provides parking for approximately 8 vehicles. The ground floor provides an open plan banking hall with offices and a strong room to the rear with the first floor providing a staff room, further office space and WC's. The second floor and upper second floor provide additional office and storage space.

### Accommodation

The property has the following approximate net internal floor areas:

Ground floor:	3,068 sq ft (285.0 sq m)
First floor:	976 sq ft (90.7 sq m)
Second floor:	130 sq ft (12.0 sq m)
Upper second floor:	243 sq ft (22.6 sq m)
<b>Total:</b>	<b>4,417 sq ft (410.3 sq m)</b>

### Tenure & Terms

The property is held on a 20 year full repairing and insuring lease expiring 20th April 2026. The lease is available to be assigned or sublet. The lease is contracted within the Landlord and Tenant Act 1954. Alternatively, a new lease may be available from the landlord on terms to be agreed.

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

### Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£37,750**. The rates payable can be obtained from [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

### Rent

**£42,700 per annum exclusive**

### Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective tenants may wish to make their own investigations.

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of D (94). A full copy of the certificate is available upon request.

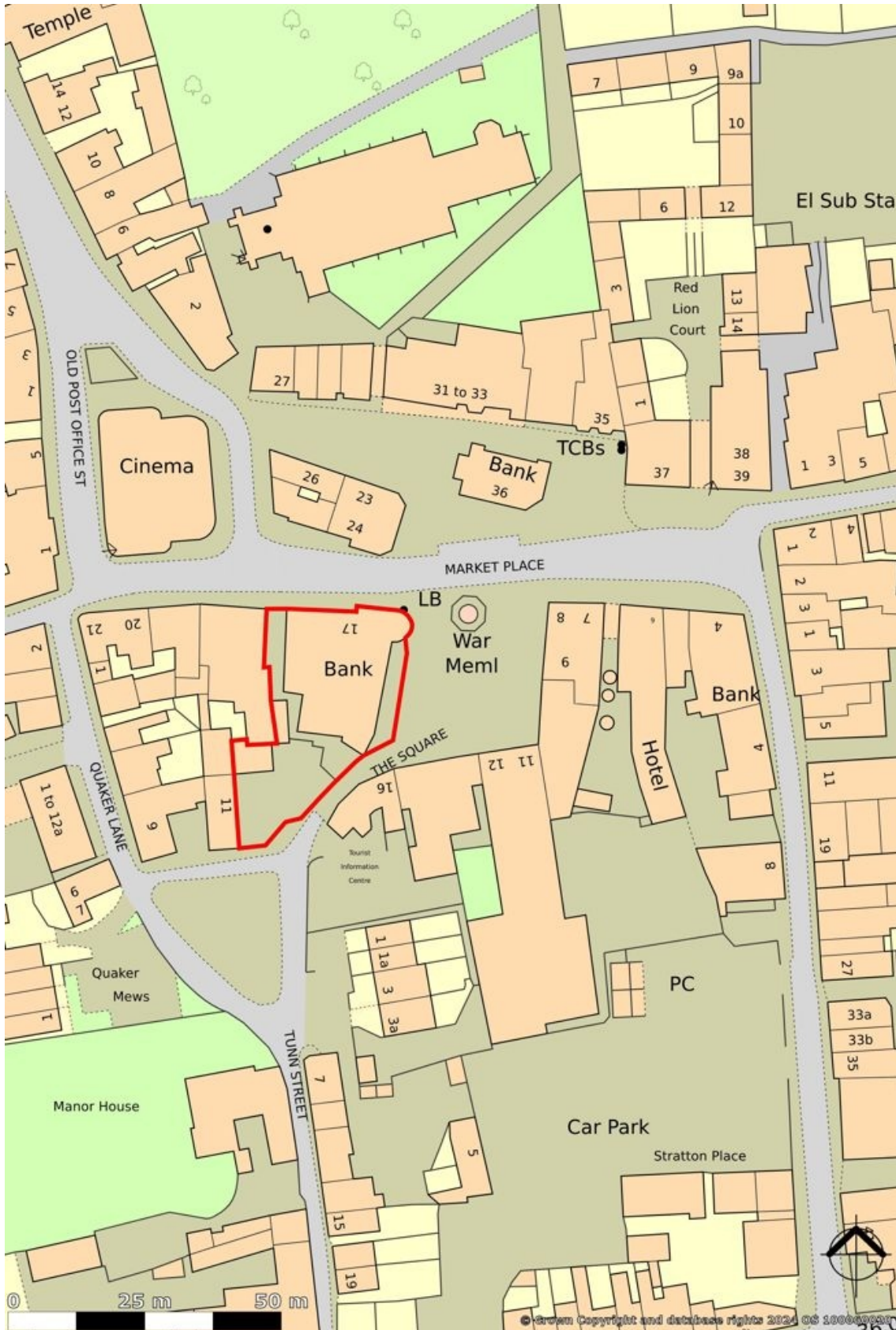
### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

### Viewings & Further Information

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