

### Retail



### Location

The property is located in the popular market town of Downham Market, located on the Cambridgeshire/Norfolk border. Downham Market is approximately 50 miles to the west of Norwich, 35 miles north of Cambridge and 11 miles south of Kings Lynn. London King's Cross can be reached in approximately 1hr 30mins from Downham Market Train Station. The property occupies a central position on Bridge Street which is one of the town's principal thoroughfares, further benefitting from a return frontage adjacent Old Maltings Alley which provides a direct walking route to Morrisons Supermarket and free car park. Nearby occupiers include **Boots**, **Subway**, **Greggs** and **Iceland**.

### Description

The property is arranged over ground and first floor. The ground floor provides a semi open plan retail space with level access from Bridge Street. The first floor provides staff WC's, kitchen and further office / storage space.

### Accommodation

The property has the following approximate net internal floor areas:

Ground floor	1,215 sq ft (112.9 sq m)
First floor	366 sq ft (34.0 sq m)
<b>Total</b>	<b>1,581 sq ft (146.9 sq m)</b>

### Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

### Rent

**£15,250 per annum exclusive**

#### 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 **£13,250**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and 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.

### Planning & Uses

We understand the current use falls within use class E (retail) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

### Energy Performance Certificate

The property has an Energy Performance Asset Rating of (TBC). Full details are available from the letting agents.

### Legal Costs

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

### Viewings & Further Information

**Ben Common**  
**Roche Chartered Surveyors**  
 07917 762230  
[benc@rochecs.co.uk](mailto:benc@rochecs.co.uk)

**Adrian Fennell**  
**Roche Chartered Surveyors**  
 07880 975250  
[adrianf@rochecs.co.uk](mailto:adrianf@rochecs.co.uk)



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