



4 Bridge Street, Fakenham, Norfolk NR21 9AQ

Ground Floor Retail/Office

- ▶ **Total NIA 943 sq ft (87.61 sq m)**
- ▶ **Prominent Town Centre position**
- ▶ **Providing flexible accommodation**
- ▶ **Rental: £23,500 pax**

For enquiries and viewings please contact:



Joe Reilly
07989 434162
jreilly@innes-england.com

Location

Fakenham is a popular market town in north Norfolk, lying approximately 25 miles north west of Norwich and 20 miles north east of Kings Lynn with a population of circa 7,500. The subject property itself is located within the heart of the town centre, occupying a prominent frontage position on the north west side of Bridge Street, one of the principal retail destinations. The area is occupied by a number of national retailers, namely; Costa, Nat West, Subway, Specsavers and Boots Opticians.

Description

The subject property comprises a self-contained ground floor retail unit which has been laid out to provide flexible and open plan retail / office accommodation together with a number of partitioned offices, a kitchenette and WC facilities. The specification generally includes; a suspended ceiling with inset LED lighting, painted and plastered walls, and tiled floor coverings. Heating / cooling is provided by way of air con units.

Accommodation

	Sq M	Sq Ft
Sales Area	74.8	805
Meeting Room	12.8	138
Total	87.6	943

Measurements are quoted on a Net Internal basis in accordance with the RICS Property Measurement Second Edition.

Services

We understand that mains water, drainage and electricity are connected to the property.

Tenure

The premises are available by way of an assignment or subletting of the current lease which expires 6th December 2027. The current user clause permits the building to be used as a Building Society, therefore any other uses will require Landlord's consent. A copy of the lease is available upon request from the agents.

Business Rates

The property is currently listed as Bank and Premises and has a rateable value of £15,500 from 1st April 2023
Source: VOA

Rent

Rental: £23,500 pax

Service Charge

There is a service charge in place for the maintenance and upkeep of the structure of the building and communal areas. Further information is available upon request from the agents.

VAT

All figures quoted are exclusive of VAT. The property is not registered for VAT.

Legal Costs

Each party is to bear their own legal costs incurred.

EPC

The premises have an EPC assessment of: B48

Viewings

Viewings are by appointment with sole agents Innes England

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