

abbotFox

COTTON W

by

STB
APPAREL

NEW 2025 STYLES
• SCREEN-PRINTING
• EMBROIDERY
• HEAT PRESS
• ACTIVE WEAR
• STREET WEAR



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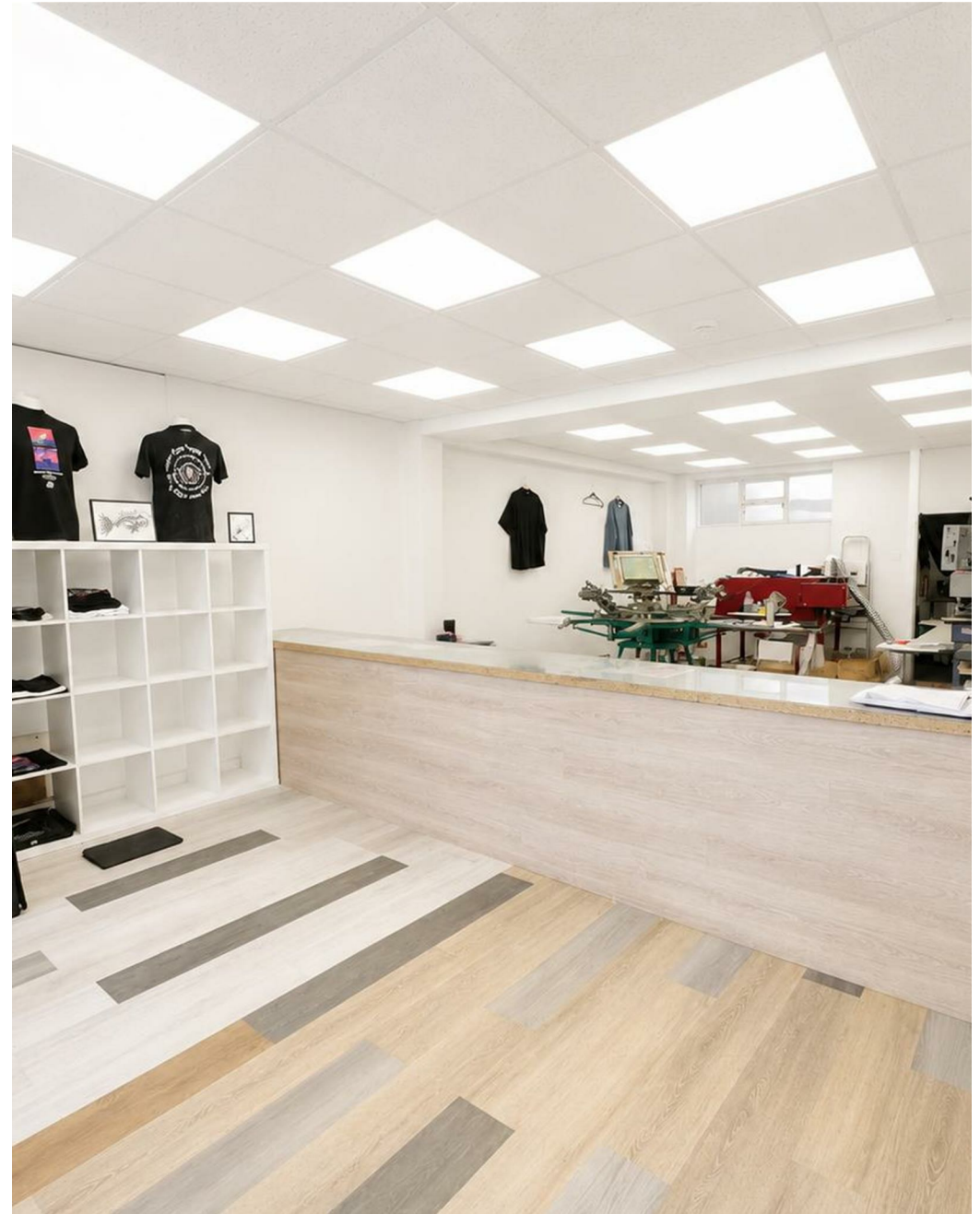


Norwich Street, Dereham
£880 PCM

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie | **Branch Partner**







THE DETAIL _____

abbotFox presents this well-positioned commercial premises situated on the busy Norwich Road in the heart of Dereham town centre, benefiting from excellent frontage and high levels of passing footfall and vehicle traffic.

The property comprises a spacious ground floor retail/showroom area with large display windows providing excellent visibility from the street. To the rear is an extensive workspace currently utilised for garment printing and embroidery, offering flexible accommodation suitable for a variety of commercial uses, subject to any necessary consents.

Additional accommodation includes office/storage space, WC facilities and ancillary areas, making the property ideal for retail, trade counter, showroom, workshop, studio or service-based businesses.

The premises benefits from a prominent glazed frontage, modern shop front, good internal lighting and a highly accessible town centre location close to national and independent retailers, public car parks and local amenities.

THE HIGHLIGHTS _____

- Prominent Norwich Road location
- Excellent shop frontage and display windows
- Ground floor retail/showroom space
- Extensive rear workshop and storage areas
- Office accommodation
- WC facilities
- Suitable for a variety of commercial uses (STP)
- High levels of passing traffic and footfall

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.