

2 The Shambles Market Place - £7,000 Per Annum

Thetford Norfolk IP24 2BA

shires

Estate & Letting Agents



"Consistently providing outstanding service to our clients"

£7,000 Per Annum

The Property

- A well proportioned shop unit for sale
- Ideal for starter business, small shops and services.
- Prominent town centre location

In-going Tenants will be required to pay an application fee to the agency which covers the cost of referencing, identity checks and other costs associated with the application. The fee for this is £350 + VAT.

DESCRIPTION

Main Shop Area: approximately 15'8" x 9'7" with sink and fitted cupboards

Side Lobby: with sink door to:

Separate WC: with basin and electric water heater

First Floor: Storage Operation Area approximately 14'1" x 9'10" with sink

SERVICES

Mains services are connected including gas, water, electricity and drainage.

LOCATION

Situated in the centre of the thriving town of Thetford and strategically placed on the A11 trunk road which has recently been completely dual carriageway to form a fast route from London to Norwich and elsewhere in East Anglia. The property is contained in an attractive period building adjacent to the Guildhall and is in a parade of four units immediately fronting the market place. The main shopping area of Kings Street is immediately quite close by.

VIEWINGS

By appointment with the Sole agents Marshall Buck & Casson Commercial.

DISCLAIMER

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

Features

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