

## Church Street, Wymondham, Norfolk, NR18 0PH

Offers In Region Of £190,000

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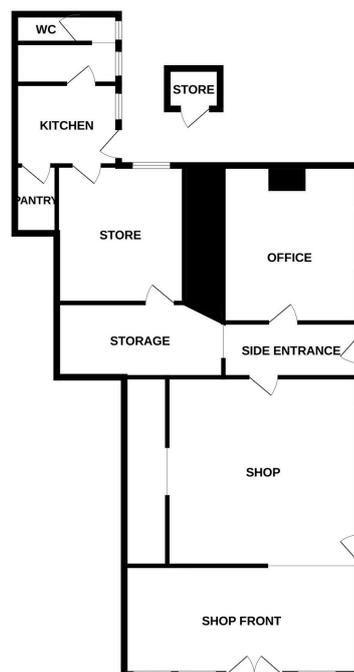
Offering exceptional flexibility, this character property lends itself to mixed residential and commercial use or dual business premises, thanks to its two street-front entrances along with a rear entrance and outside storage building. Accommodation (Approx. 1,200 sq ft): Retail/Commercial Area 1 (Damgate Street), Retail/Commercial Area 2 (Damgate Street), Second Entrance (Church Street), Two Office/Work Rooms, Storage Area, Kitchen, Cloakroom with WC, Rear access, passageway and outdoor storage shed, while the property does not include parking, it is conveniently located close to three town-centre public car parks.

**Tenure : Freehold EPC: D Current rateable value: (1 April 2023 to present) £11,750**

## Key Features

- A rare opportunity to acquire a unique commercial property in the heart of Wymondham
- Prominently positioned on the corner of Church Street and Damgate Street could be converted into two premises
- The Goat on Church Street and The Rose and Crown facing Market Street on Damgate Street hence the two entrances
- There is also an entrance to the rear and passage onto Damgate Street, there is no parking with the property
- Excellent access to the main A11 and A47 truck roads a minutes walk from the Wymondham Abbey and Market Cross
- Rich in character and local history this versatile property comes to market for the first time since 1930
- This distinctive building was originally formed from two adjoining public houses dating back to early 1700's
- The property offers approximately 1200 sq ft comprising of two shop areas, two offices, storage, kitchen and cloakroom
- Ideally placed for the three town centre car parks, close to local bus and rail services to Norwich and Cambridge
- See our full online listing for further details including flood risk, broadband speed and other material information

GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability or efficiency capabilities.  
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