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56 SWAFFHAM ROAD, Dereham, NR19 2DL
TO LET £10,000 pax

Spacious Modern Shop Unit

- Lock-up shop premises
- Prominent neighbourhood centre
- Close-by Co-op and Domino's Pizzas
- Ample customer parking

80.8 sq m (870 sq ft)

Location

The property is prominently located on the southern-side of the former A47 on Old Swaffham Road approximately 3/4 mile from Dereham Town Centre and the Market Place in the popular suburb of Scarning which connects to the A47 via Drayton Hall Road to the west.

This highly accessible Neighbourhood Centre has an established East of England Co-op convenience store, together with a Domino's Pizza outlet and an Estate Agency and a number of separately-accessed flats to the first and second floors. The subject property would suit a number of complimentary commercial users. Customer car parking is generous via the large car park across the front of the development.

Dereham is a traditional mid-Norfolk Market Town with a population of approximately 22,000 located some 16 miles west of Norwich and 10 miles east of Swaffham.

Leave Dereham Market Place past The George Hotel onto Swaffham Hill and continue for approx 3/4 mile and the property will be found on the left hand side.

Description

The property comprises a modern, purpose-built ground-floor lock-up shop unit with full-width display frontage providing uninterrupted sales/display space capable of being fitted-out for a wide range of businesses and trades. There is also rear servicing.

Accommodation

The property has the following total area:

	m ²	ft ²
Overall	80.8	870

Services

Mains, electricity, water and drainage are connected to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value £9,200

Terms

The property is offered to let on a new full repairing and insuring lease on a term to be agreed.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of C.

Viewing

Strictly by appointment with the Letting Agent.

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
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