01603 629871 | norwich@brown-co.com

Queen's House, 3 Queen's Square, Attleborough, Norfolk, NR17 2AE

FOR SALE £325,000

Three-storey shop/ office in Attleborough Town Centre

- Attractive exterior with double shop front
- Busy trading location
- Prominent position opposite Queens Park
- Ground floor shop/ cafe with separate access to upper floors

194.4 sq m (2,093 sq ft)

Location
The property is located within Attleborough, a busy market town 6 miles from Wymondham and 20 miles from Norwich.

It is prominently positioned, situated within Attleborough's main parade of shops on Church Street, directly opposite Queen's Park.

Nearby occupiers include Lloyds Bank, Cecil Amey Opticians, M&Co and Myhills Pet and Garden Centre.

Description
The property comprises a three-storey building with a ground floor shop/ café and offices on the upper two floors.

The front half of the ground floor is arranged into two large, relatively open-plan rooms which were previously used as a café. There is a further seating area to the rear in addition to WC facilities and a small kitchen/preparation room. The property benefits from a large, glazed double shop front.

The upper floors are accessed via a separate entrance hall and staircase from the ground floor. Arranged over the first and second floors, this space provides a combination of larger offices and smaller meeting rooms, in addition to WC and kitchenette facilities.

The layout of the property provides opportunity to divide the accommodation in a number of ways.

There is public roadside parking to the front of the property.

Accommodation
The property provides the following net internal floor area.

Description	sq m	sq ft
Ground Floor	79.8	859
First Floor	51.8	558
Second Floor	62.7	675
Total NIA	**194.4**	**2,093**

Services
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. We understand the property has mains water, drainage and electricity.

Business Rates
There are a number of different assessments for this property, please make enquiries directly to Breckland Council Business Rates Department for more information.

Tenure
The freehold is available to purchase with vacant possession for a price of **£325,000**.

VAT
It is understood that VAT is not applicable.

Legal Costs
Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC Rating
The property has an EPC rating of E (105).

Viewing & Further Information
Strictly by appointment with the sole letting agent:-

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The Atrium
St George's Street
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