



**FRANCIS
DARRAH**
Chartered Surveyors

TO LET

FORMER MOTEL

SHORT TERM OCCUPATION

NORWICH ROAD, AYLSHAM, NORFOLK, NR11 6JH

LOCATION

Aylsham is a historic market town with a strong retail centre in North Norfolk located approximately 13 miles north of Norwich, 11 miles from Cromer on the North Norfolk Coast and 12 miles from Holt. The newly opened Broadland Northway ring road is 7 miles to the south and links North Norfolk to the A47 southern bypass.

The former Aylsham Motel is located to the south of Aylsham town centre and is accessed directly from Norwich Road. The buildings lend themselves to a variety of uses, residential, hotel, meeting rooms, sale venue, church and other community uses (stp).

ACCOMMODATION

Site Area 0.73 ha (1.81 acres)

The existing property provides purpose-built motel accommodation on ground floor and first floor with the following approximate areas:-

Main Building 486.16 sq m 5,233 sq ft
First Floor Apartment 99.23 sq m 1,068 sq ft

Self-catered accommodation (motel units)

Units 1-16 590.74 sq m 6,359 sq ft

Car Parking The site includes a large car park to the front of the building.

- **PROMINENT ROADSIDE SITE**
- **SUITABLE FOR A VARIETY OF USES (stp)**

RENT

On application.

TENURE

The property is being offered by way of a new short term lease for a length of time to be agreed (maximum 3 years).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following rating assessment of £27,000 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The main building has an energy rating of D and the accommodation block has an energy rating of F. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors
Contact: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

August 2018

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