



TOWN CENTRE SHOP TO LET



**36 HIGH STREET,
DEREHAM, NR19 1DR**

LOCATION

Dereham is located just off the A47 trunk road approximately 15 miles west of Norwich and 25 miles south east of King's Lynn. This places it at the geographical heart of Norfolk.

The property is situated on the High Street, adjacent to **Edinburgh Woollen Mill**. Nearby national multiple occupiers include **Wilko, M&Co, Card Factory, Savers** and **Peacocks**.

ACCOMMODATION

The premises provide accommodation with the following approximate areas:-

Ground Floor:

Sales	898.7 sq ft	83.5 sq m
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First Floor:

Ancillary	639.3 sq ft	59.4 sq m
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TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed at a commencing rental at a commencing rental of **£19,500 pax** (plus VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £21,000. with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. 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

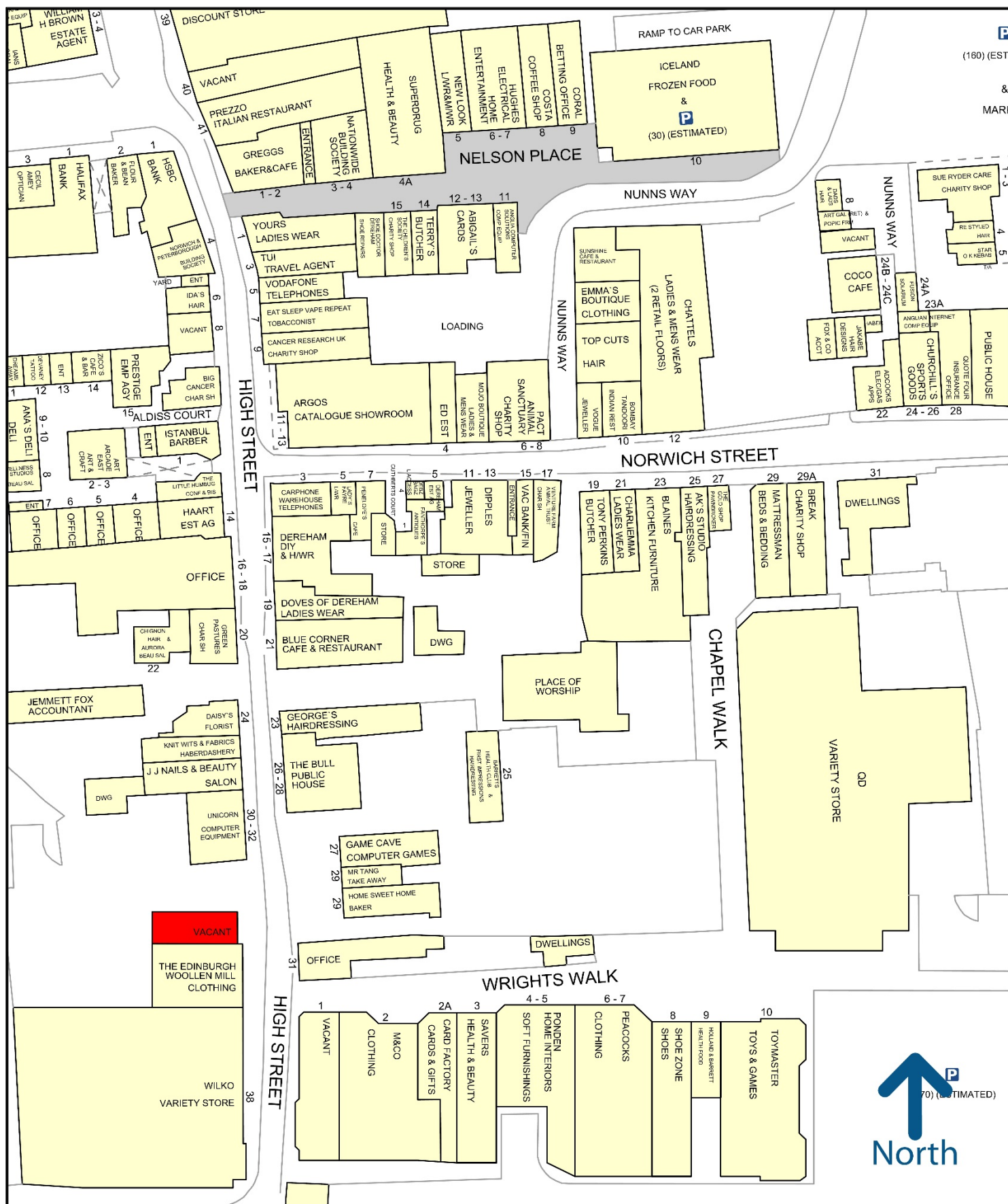
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