

## TOWN CENTRE SHOP TO LET



**39 MARKET STREET  
WYMONDHAM, NR18 0AJ**

### LOCATION

Wymondham is an historic and attractive market town situated approximately 9 miles south west of Norwich. Wymondham has undergone significant housing development in recent years substantially increasing its shopping catchment.

Access to Norwich and to Thetford and Newmarket to the west is via the A11, and there are rail services providing direct links to Norwich, Cambridge and London and beyond via Ely.

The property is located at the centre of Wymondham on Market Street close to Market Cross. The town has a number of national multiple retailers and banks as well as a wide range of independent traders.

### ACCOMMODATION

The premises provide retail accommodation with the following approximate dimensions and areas:-

Internal Width: (max)	22'6"	6.85 m
Shop Depth:	88'7"	27 m

#### Ground Floor:

Sales	1,911 sq ft	177.54 sq m
Basement/Kitchen	234 sq ft	21.74 sq m
Mezzanine	229 sq ft	21.27 sq m

#### First Floor:

Ancillary /WC's	846 sq ft	78.6 sq m
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### TENURE

The property is being offered by way of a new full repairing and insuring lease on a term to be agreed at a rental of £30,000 pax (plus VAT if applicable).

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £25,000 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: Graham Mackintosh

Tel: 01603 666630

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**SUBJECT TO CONTRACT**

January 2021

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**RETAIL**

