

## TOWN CENTRE SHOP TO LET

FULLY FITTED EX-FASHION UNIT  
AVAILABLE FOR IMMEDIATE  
OCCUPATION



## 2 WRIGHTS WALK DEREHAM, NR19 1TR

### 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 in Wright's Walk, adjacent to **Grape Tree** and **Card Factory** and opposite **Wilko**. Nearby national multiple occupiers include **Savers**, **Peacocks** and **Edinburgh Woollen Mill**.

### ACCOMMODATION

The premises provide accommodation with the following approximate areas:-

<b>Internal Width - front</b>	48'9"	14.8 m
	widening to a max of 62'9"	at the rear
<b>Max Depth:</b>	93'8"	28.5 m
<b>Ground Floor:</b>		
Sales	4,776 sq ft	443.7 sq m
<b>First Floor:</b>		
Staff/stock	1,944 sq ft	180.6 sq m

### TENURE

The property is being offered by way of a new full repairing and insuring lease for a length of term to be agreed. Rent on Application.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £77,000 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](mailto:carol@fdarrah.co.uk)

### SUBJECT TO CONTRACT

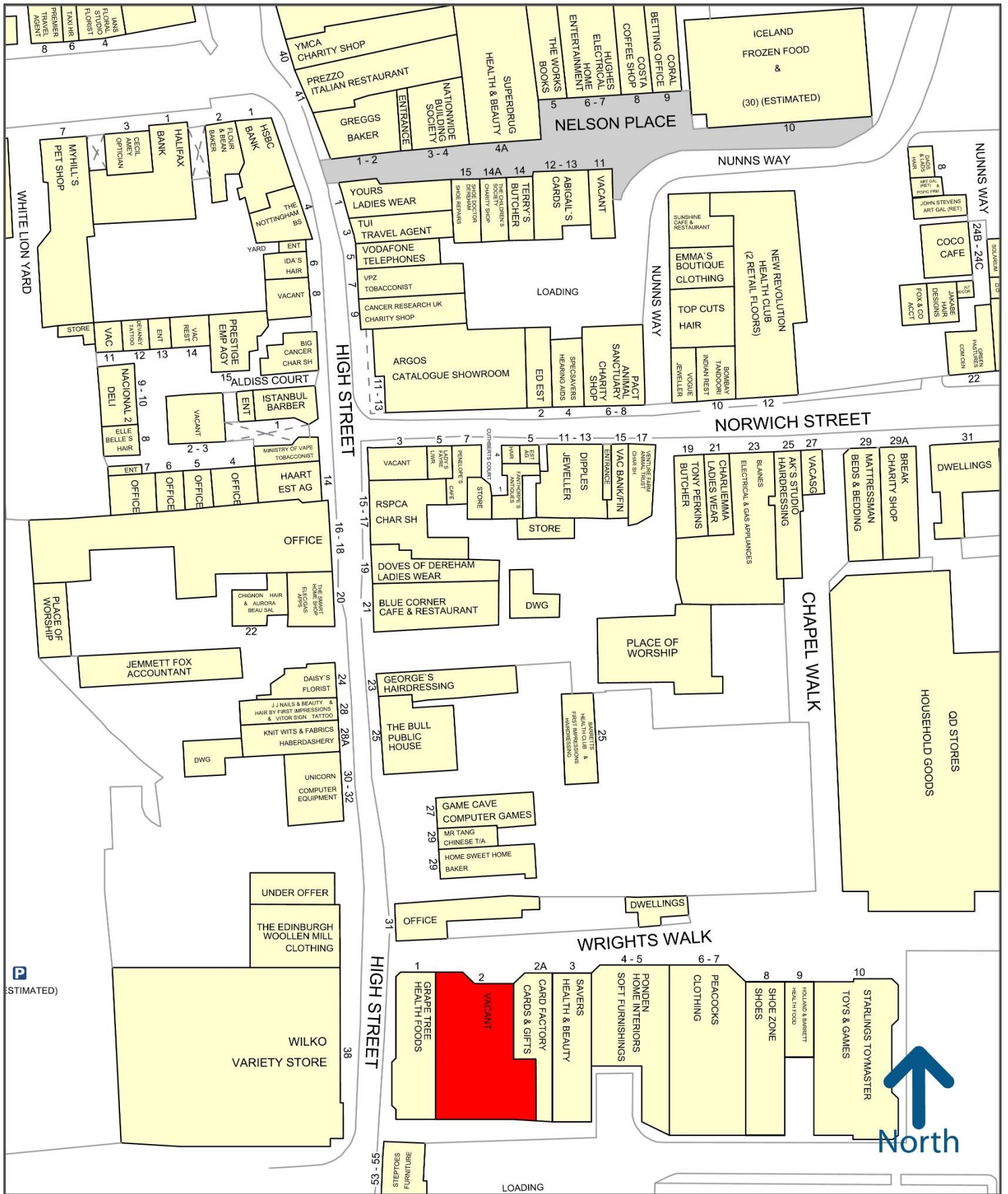
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Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.