

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**. Nearby national multiple occupiers include **Savers**, **Peacocks** and **Edinburgh Woollen Mill**.

ACCOMMODATION

The premises provide accommodation with the following approximate areas:-

Internal Width - front	48'9"	14.8 m
widening to a max of 62'9" at the rear		
Max Depth:	93'8"	28.5 m

Ground Floor:

Sales	4,776 sq ft	443.7 sq m
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First Floor:

Staff/stock	1,944 sq ft	180.6 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. Rent on Application.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £53,000 with effect from 1 April 2023. 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

February 2024

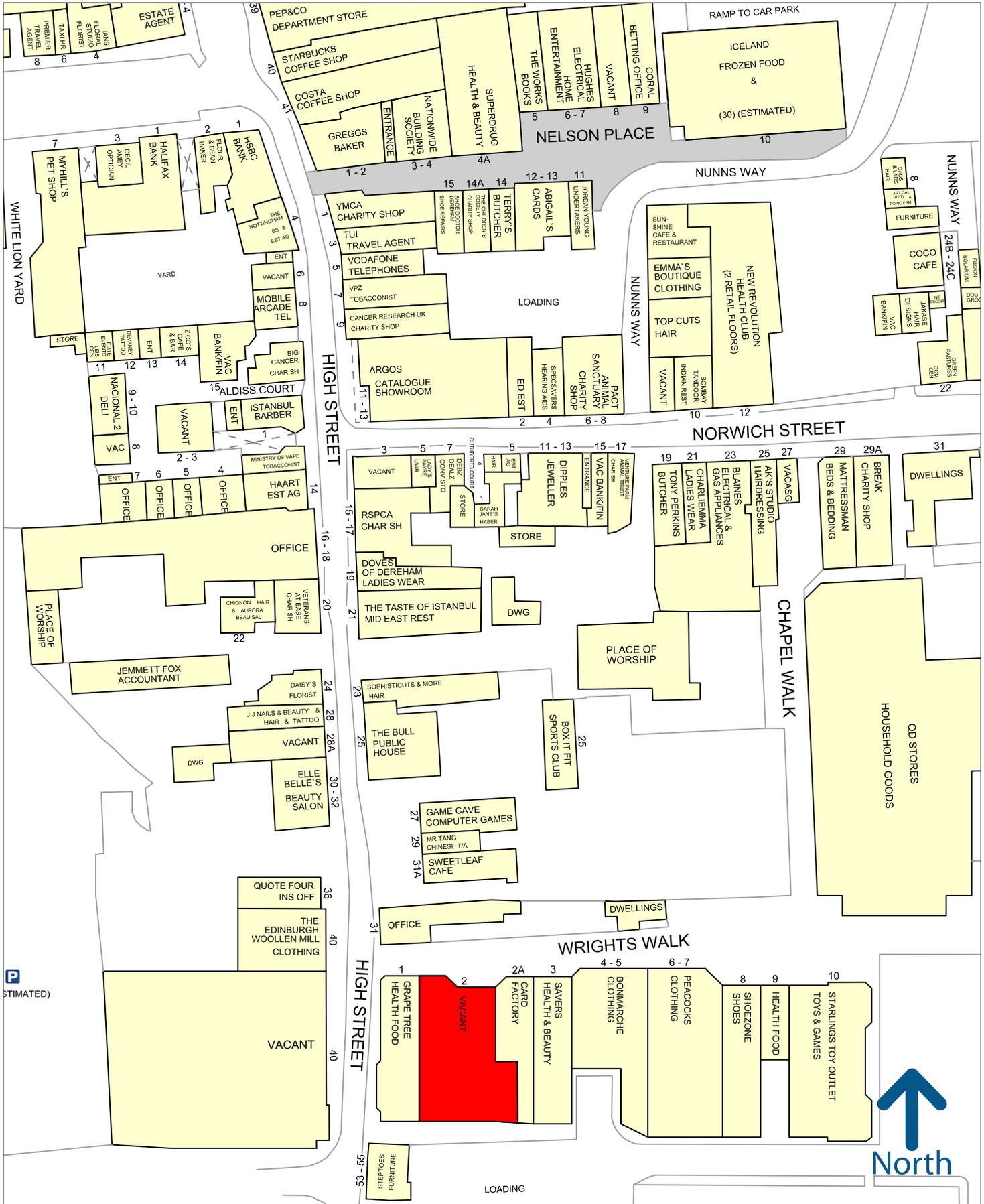
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50 metres

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Created By: Francis Darrah

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