

## LARGE SHOP TO LET



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

### LOCATION

Dereham is located just off the A47 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 store is part of Wrights Walk shopping centre, situated as a standalone property adjacent to **Edinburgh Woollen Mill** on the High Street. It is opposite the main pedestrian entrance to Wrights Walk from the High Street where nearby national multiple occupiers include, **Grape Tree, Card Factory, Savers, Peacocks, QD Stores and Bonmarché.**

There is on site free car parking within Wrights Walk for up to 3 hours for 240 cars.

### ACCOMMODATION

The property is fully fitted and provides accommodation with the following approximate areas:-

#### Ground Floor:

Sales 16,588 sq ft 1,541 sq m

#### First Floor:

Ancillary 8,022 sq ft 745 sq m

There is also a dedicated service/unloading bay. Floor plans and specifications are available.

### 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 rent of **£175,000 pax** (plus VAT if applicable).

Francis Darrah Chartered Surveyors 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.

**Tel 01603 666630**

**1 Bank Plain. Norwich. NR2 4SF**

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £121,000 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

### SERVICE CHARGE

We understand the current service charge budget is £14,341 pa. Full details available.

### ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of D. 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

Mob: 07900 606 331

Email: [carol@fdarrah.co.uk](mailto:carol@fdarrah.co.uk)

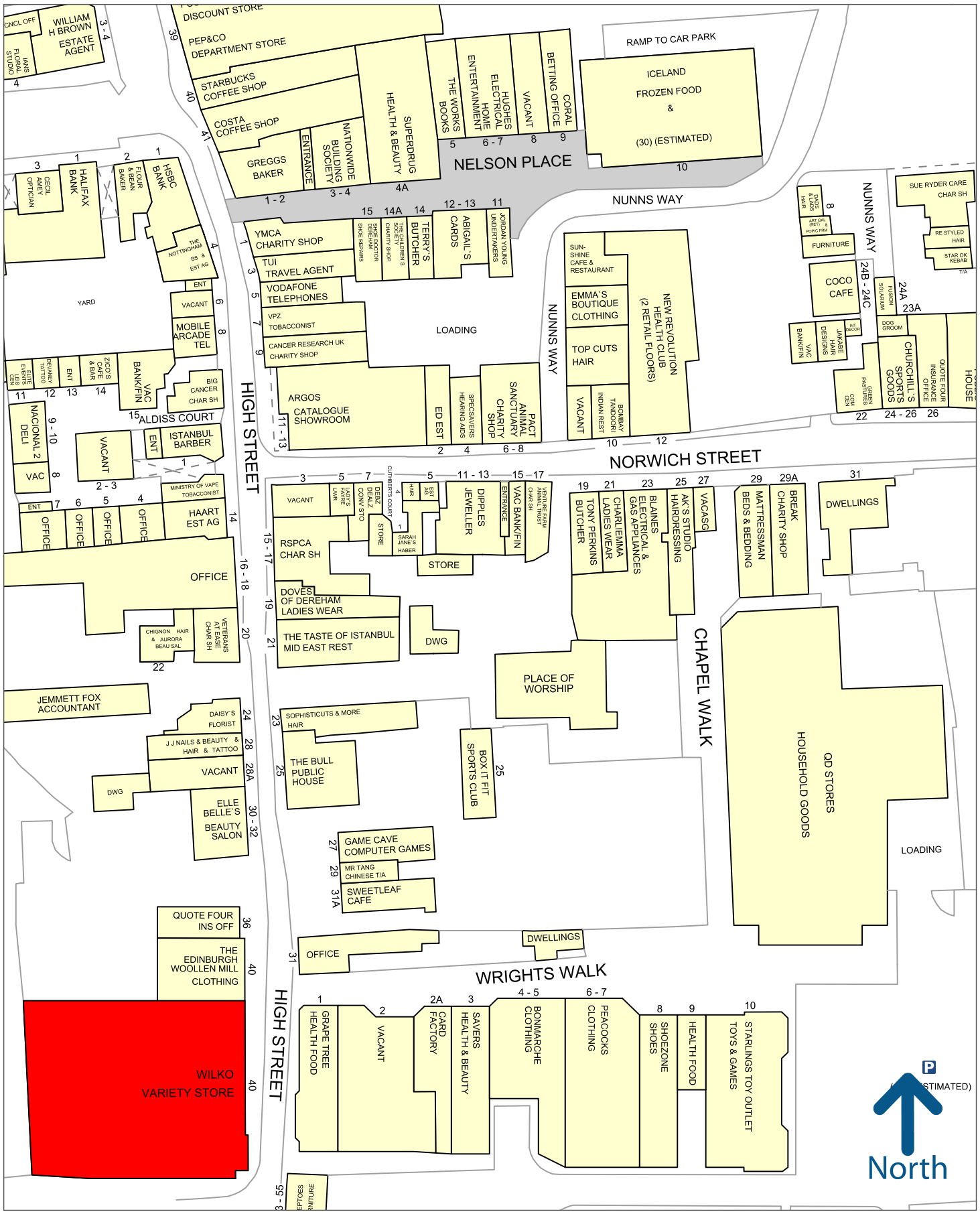
### SUBJECT TO CONTRACT

February 2024

Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)

[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)

RETAIL



50 metres

Experian Goad Plan Created: 09/01/2024  
Created By: Francis Darrah

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