

SHOP TO LET



1 CHASTON PLACE (HIGH STREET) WATTON, IP25 6XE

LOCATION

Watton is a bustling historic market town with many independent shops in Breckland district of Norfolk, 25 miles west-southwest of Norwich and 15 miles northeast of Thetford. The market towns of Swaffham and Dereham are approximately 10 miles away. The town holds a thriving market every Wednesday and an additional farmers' market on first Saturday of every month.

The property occupies a prominent corner location on the High Street adjacent to **The Original Factory Shop** and **Myhills Pet and Garden Shop**. Other nearby occupiers include **Cecil Amey Opticians**, **William H Brown**, and **Watton Stores**.

ACCOMMODATION

The property provides excellent retail accommodation on the ground floor with the following approximate areas:-

Ground Floor:

Sales	3,300 sq ft	306.58 sq m
Warehouse/staff/ office	<u>2,335 sq ft</u>	<u>216.9 sq m</u>
	5,635 sq ft	523.5 sq m

There is a rear servicing and parking for 2-3 cars in the rear yard.

TENURE

The property is offered by way of a new full repairing and insuring lease on a length of term to be agreed at a rental of **£30,000 pax** (+ VAT if applicable), subject to 5 yearly upward only rent reviews.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£19,250**. 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: Francis Darrah
Tel: 01603 666630
Mob: 07774 781 381/07900 606 331
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

March 2024

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.

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RETAIL



50 metres

Experian Goad Plan Created: 21/03/2024

Created By: Francis Darrah

For more information on our products and services:

www.experian.co.uk/business-products/goad | salesG@uk.experian.com

