



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE LARGE SHOP TO LET

3 - 7 MIDDLETON STREET, WYMONDHAM, NR18 0AB

LOCATION

Wymondham is an historic and attractive market town situated approximately 9 miles south west of Norwich. According to the 2021 census Wymondham's population is approx. 17,500, although the 2025 figure will be higher as more housing developments continue to be built with a further 2,600 houses in the pipeline.

The town has a number of national multiple retailers and banks including **Savers, Specsavers, Lloyds Bank** and **Co-op**, as well as a wide range of independent traders.

The property is located on Middleton Street which links Market Place, Market Street and Damgate Street. It is opposite the main Royal Mail sorting office and adjacent to Fosters Solicitors close to the popular Wymondham Abbey.

ACCOMMODATION

The property provides accommodation on ground, first and second floors with the following approximate areas:-

Ground Floor:

Sales	5,800 sq ft	538 sq m
Ancillary	1,240 sq ft	115 sq m
External Warehouse	1,440 sq ft	133 sq m
Car parking/unloading		

First Floor:

Conservatory & Store	1,130 sq ft	104 sq m
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Second Floor

Attic	735 sq ft	68 sq m
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TENURE

The property is being offered by way of a new FRI lease for a length of term to be agreed at a commencing rental of **£50,000 pax** (+ VAT if applicable).

LISTED

The property is Grade II Listed. List Entry Number 1196685.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £43,000 with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

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 joint sole agents:-

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
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Mob: 07900 606 331
Email: carol@fdarrah.co.uk

SUBJECT TO CONTRACT

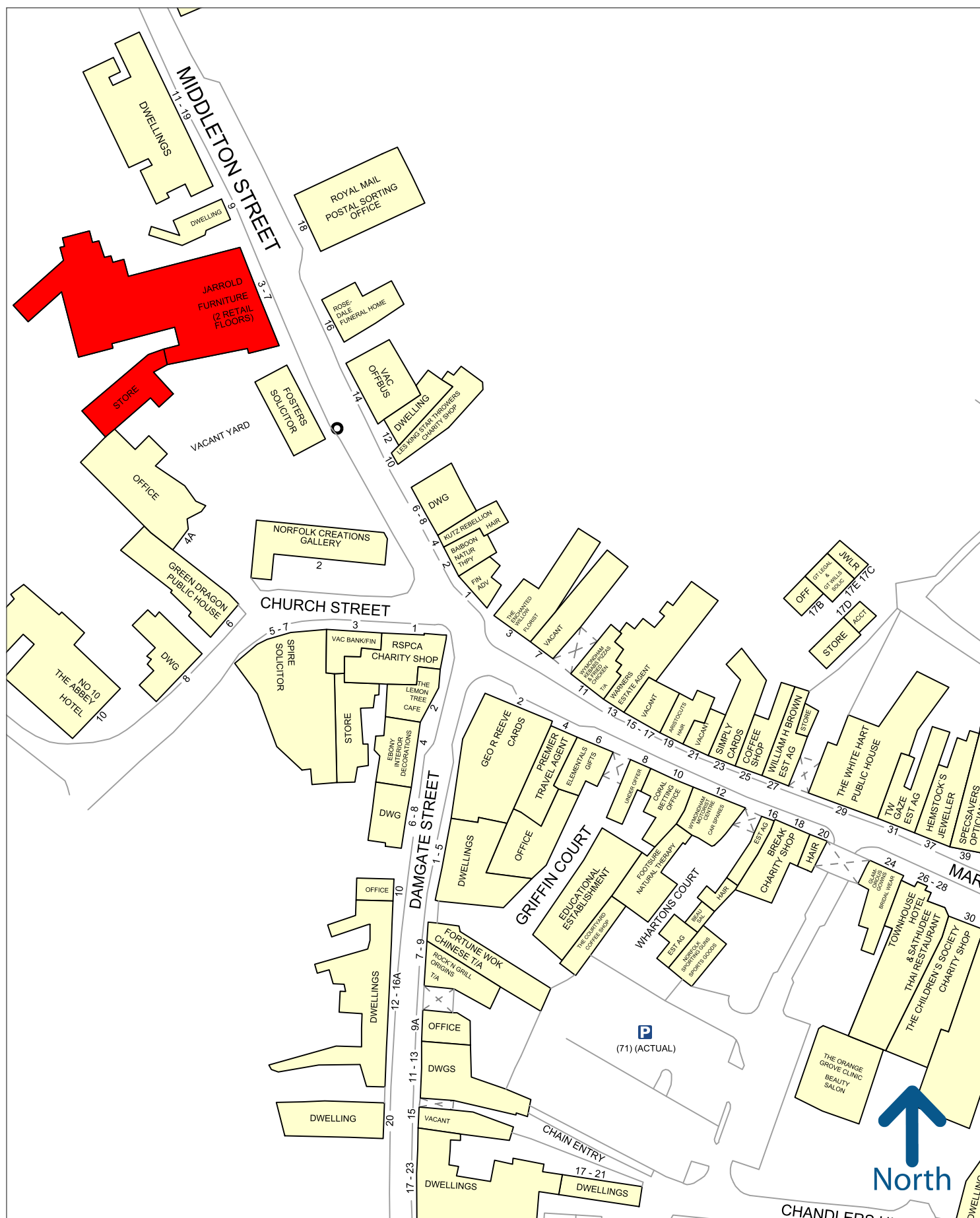
June 2025

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RETAIL



50 metres

Experian Goad Plan Created: 29/05/2025
Created By: Francis Darrah