

TOWN CENTRE

SHOP TO LET



9 WRIGHT'S 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 and adjacent to **Starlings Toys**, and **ShoeZone**. Nearby national multiple occupiers include **QD**, **Card Factory**, **Savers**, **Peacocks**, **Bon Marche** and **Edinburgh Woollen Mill**.

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

ACCOMMODATION

The premises provide accommodation with the following approximate area:-

Ground Floor:

Sales	613 sq ft	56.9 sq m
Ancillary	181 sq ft	16.8 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 at a commencing rental of **£17,500 pax** (plus VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of £14,000 with effect from 1 April 2026. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of B 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
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

May 2026

Tel 01603 666630

1 Bank Plain, Norwich, NR2 4SF

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL

