

INVESTMENT FOR SALE

6 MARKET PLACE

WYMONDHAM, NR18 0AG



INVESTMENT SUMMARY

- **Affluent and growing Norfolk market town. Population approx. 17,500 with 2,600 new homes consented.**
- **Entirely let to Co-operative Group Food Limited on a lease expiring 2035.**
- **Total accommodation of approx. 709.47 sq m (7,637 sq ft).**
- **Prominent position fronting Market Place adjacent to Nationwide Building Society.**
- **Prime town centre location.**
- **VAT is applicable.**

LOCATION

Wymondham is a market town located some 10 miles south-west of Norwich, 20 miles north-east of Thetford.

The A11 serves the town and is the main road link to London and Norwich.

The property is located some 700 m from Wymondham Station.

The property is prominently situated on Market Place in the town centre.

Occupiers close by include Nationwide Building Society (adjacent), Abbotts Estate Agents, Betfred betting office, Specsavers and Savers Health and Beauty.

Central Hall pay and display car park is to the rear of the property.



ACCOMMODATION

The property provides excellent retail accommodation on Ground, and First Floors. The approximate net internal areas are as follows:-

Ground Floor	6,804 sq ft	632.07 sq m
First Floor	833 sq ft	77.40 sq m
TOTAL	7,637 sq ft	709.47 sq m

TENURE

Freehold.

LEASE

The property is let to Co-operative Group Food Limited at a rent of £60,000 pax on a 10 year lease from 25 March 2025 with rent review at 5th year (next rent review 2030). Tenant only break options at third and fifth years. (The tenant will receive 3 months rent free if the break at 3 year is not exercised). Full repairing and insuring terms.

TENANT COVENANT

For the year end 6 January 2024 Co-operative Group Food Limited reported a turnover of £8,495,800,000, a pre tax profit of £8,300,000 a net worth of £1,480,600,000 and shareholders funds of £1,873,900,000 (source: Experian 27.3.2026).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £52,000 with effect from 1 April 2026. Interested parties are advised to make their own enquiries.

EPC

The property has an energy rating of C. Further details are available upon request.

VAT

The property is elected for VAT. VAT will be charged on the sale.

PROPOSAL

Offers are invited in the region of **£725,000 (Seven Hundred and Twenty Five Thousand Pounds)** for the freehold of the property.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

CONTACT DETAILS

For more information please contact:-

Francis Darrah Chartered Surveyors

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SUBJECT TO CONTRACT

April 2026

Francis Darrah 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.

