

SHOP TO LET

(Freehold may be available)

4 MARKET PLACE, WYMONDHAM, NR18 0AG

LOCATION

Wymondham is an affluent and growing market town in South Norfolk, 10 miles south-west of Norwich and 20 miles north-east of Thetford. The A11 serves the town and is the main road link to London and Norwich.

The property occupies a prominent retail location in the Market Place, in the vicinity of numerous multiple and independent retailers including **Co-op**, **Cecil Amey Opticians**, **Betfred**, **Specsavers** and **Savers Health and Beauty**.

ACCOMMODATION

The property provides accommodation with the following approximate areas:

Ground Floor

Sales	1,979 sq ft	183.8 sq m
Former vault	65 sq ft	6 sq m
Staff	123 sq ft	11.4 sq m

Car parking at rear.

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 **£25,000 pax** (plus VAT if applicable).

FREEHOLD

The freehold, to include 4 Market Place and vacant flat at first floor, may be available. Details on application.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £22,500 with effect from 1 April 2026. 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 sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
Tel: 01603 666630
Mob: 07774 781 381
Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

June 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.

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RETAIL



