



FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOP TO LET

(Sublet/Assignment)

**6/7 NELSON PLACE,
DEREHAM, NR19 1EA**

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. It is at the geographical heart of Norwich.

The property is located in Nelson Place, just off the High Street with free car parking nearby in Cowper Road. Nearby national multiple occupiers in the immediate vicinity include **Superdrug, Iceland, Greggs** and **Costa Coffee**.

ACCOMMODATION

The property provides accommodation over 2 floors with the following approximate areas:

Ground Floor		
Sales	2,033 sq ft	186 sq m
Second Floor		
Office/Storage	776 sq ft	72 sq m

TENURE

The property is held on a 10 year lease from 23 December 2022 at a rent of £27,500 pax (+ VAT if applicable), with a rent review on the fifth anniversary, on full repairing and insuring terms.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £28,750 with effect from 1 April 2026. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an EPC 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
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SUBJECT TO CONTRACT

September 2026

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RETAIL

