

TO LET

£1,500 Per Calendar Month

St John's Hall, Saham Road, Watton, Thetford, IP25 6EA



- Detached Commercial Premises
- NIA- 163.23 sq m (1,757 sq ft)
- Good On Site Parking
- All Main Services Connected
- Excellent Transport Links
- Close To Town Centre
- Wheel Chair Access
- Suitable For a Variety of Uses (STP)

Wellington House
Wellington Circus
Nottingham
NG1 5AL

0115 784 3525

www.commerciallist.co.uk



**Commercial
List**



LOCATION

The property is located on Saham Road, which is accessed via Brandon Road, approximately half a mile from Watton town centre. The wider area is of mixed use, comprising a variety of residential, restaurants, shops, professional services and green spaces. The property benefits from excellent transport links with the A1065 and A1075 close by.

Watton is a market town in the Breckland District of Norfolk with a population of circa 11,500 and is situated approximately 23 miles west of Norwich, 49 miles north east of Cambridge and 55 miles east of Peterborough.

DESCRIPTION

The property comprises a detached single storey building of traditional brick construction beneath a pitched roof. The accommodation is arranged around a main hall and includes a range of meeting / training rooms, kitchen and W.C's. The property benefits from wheelchair access and private parking for 4 cars.

ACCOMMODATION

We have been informed that the net internal floor area is as followed;

TOTAL NIA- 163.23 sq m (1,757 sq ft)

SERVICES

We understand that mains gas, electricity, water and drainage are connected. None of the heating systems or any other plant and equipment have been tested by Commercial List and prospective lessees must rely on their own investigations as to their existence and condition.

BUSINESS RATES

From enquiries made through the Valuation Office website, we understand that the following rating assessment applies;

Rateable value: tbc

Interested parties should make their own enquiries as to the amount of rates payable.

TERMS

The unit is available TO LET on a new full repairing and insuring lease for a minimum 6 month term at an asking rent of £1,250 per calendar month.

EPC

Energy rating - C

VAT

We understand that VAT is not payable on the rent.

LEGAL COSTS

Each party to pay their own legal costs incurred.

VIEWING

For an appointment to view or further information please contact;

Commercial List

e: enquiries@commercialist.co.uk t: 0115 784 3525

AGENT NOTES

Please note, by submitting an enquiry regarding this property you agree that we may send your details to the freeholder / landlord / managing agent of this property so they may contact you in order to answer any questions or arrange a convenient viewing time. Furthermore, these Particulars are believed to be correct, but their accuracy cannot be guaranteed, and they do not constitute an offer or a contract.





IMPORTANT NOTICE – Commercial List for themselves and the Vendors or Lessors of this property whose agents they are given notice that:

1. The particulars are intended to give a fair and substantially correct overall description for the use and the guidance of intending purchasers and do not constitute, nor constitute any part of an offer or contract. Prospective purchasers and lessees should seek their own professional advice.
2. All descriptions, dimensions, reference to condition and necessary permissions for the use and occupation and their details are given by the vendor or lessor in good faith, and are believed to be correct, but any intending purchaser or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise to the correctness of each or them.
3. No person in the employment of Commercial List has the authority to make or give any representation or warranty whatever in relation to this property on behalf of Commercial List, nor enter into any contract on behalf of the vendor.
4. We have not carried out a structural survey and any fittings, appliances and services mentioned have not been tested. All photographs and floorplans are given as a guide only and should not be relied upon for the purchase of any furnishings.
5. No responsibility can be accepted for any expenses incurred by intending purchasers or lessees in inspecting properties which have been sold, let or withdrawn.

PLEASE NOTE: by submitting an enquiry regarding this property you agree that we may send your details to the landlord of this property so they may contact you in order to answer any questions if necessary, or arrange a convenient viewing time.