



### Location

The property is located on Hall Farm which forms part of the Raynham Estate in East Raynham, situated prominently off the busy A1065 connecting Swaffham and Fakenham.

East Raynham is strategically well-located being approximately 30 miles from Norwich and 20 miles from King's Lynn and benefitting from very good road connectivity to the main A47 trunk road to the south and the A148 and A149 roads to the north, serving the very popular north Norfolk catchment. The market town of Fakenham is just 3 miles away.

### Description

The property comprises a newly created complex of three versatile buildings (the Central Barn, the North Barn and the West Barn), ideally suited for food and drink related businesses but with potential for a variety of commercial uses (stp). The estate is accessed from the main road via a newly created entrance road and dedicated yard and parking area.

The Central Barn is a newly constructed steel-framed warehouse building, originally designed for brewery use but offering scope for other industrial uses (stp).

The North Barn is a newly constructed brick and clay tile building offering potential for office and other business uses (stp).

The West Barn, is an original barn building at the front of the site, facing the access road, therefore offering a highly prominent space for a number of uses.

#### SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)

### Accommodation

The accommodation comprises the following:

#### North Barn

Unit 1 - (East): 1,096 sq ft (101.8 sq m)

Unit 2 - (West): 999 sq ft (92.8 sq m)

#### Central Barn

Ancillary block and warehouse: 4,793 sq ft (445.3 sq m)

#### West Barn

Main bar and rear area: 2,881 sq ft (267.6 sq m)

**Total approximate area: 9,768 sq ft (907.5 sq m)**

### Tenure & Terms

The buildings are available either separately or as a whole by way of a new effectively full repairing and insuring lease for a term to be agreed.

Each space is currently finished to shell and core providing a blank canvass for fitting out. The landlord is keen to work with new tenants to agree the final finishes and specification. All rents may be subject to VAT at the prevailing rates.

### Rent

On application and subject to agreement on specification.

### Rates & EPCs

To be assessed.

### Planning & Uses

The buildings have planning consent for use as a distillery, brewery and ancillary uses, however we understand other commercial uses will be considered by the local planning authority, subject to obtaining any necessary consents. Further details on application.

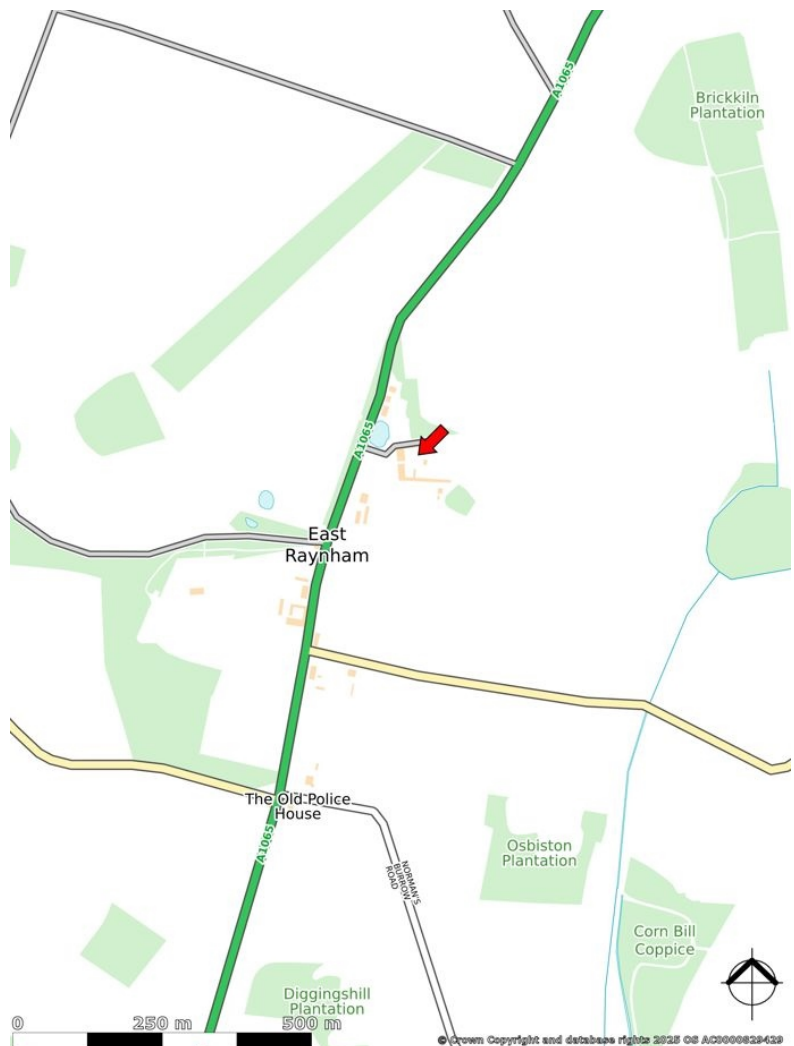
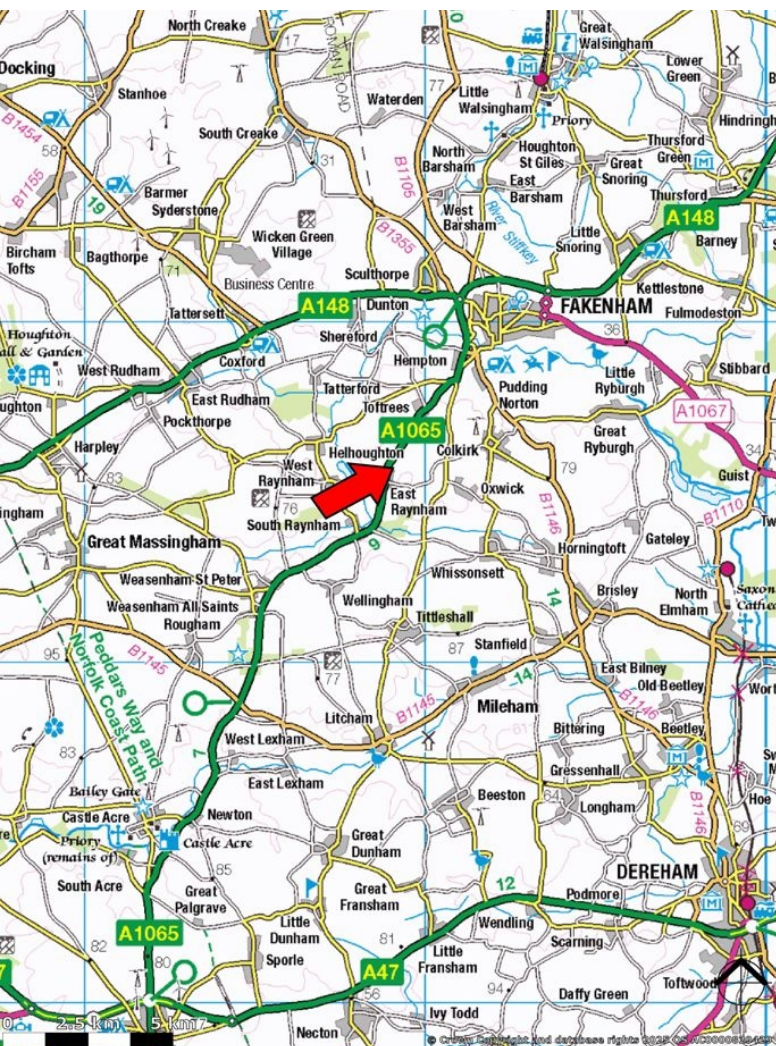
### Viewings & Further Information

**Graham Jones**  
**Roche Chartered Surveyors**  
01603 756338 / 07496 164609  
grahamj@rochecs.co.uk

### Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

**Hiedi Collis**  
**Roche Chartered Surveyors**  
01603 756343 / 07474 469929  
hiedic@rochecs.co.uk



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