



## END-TERRACE TOWN CENTRE RETAIL PREMISES

6-8A NORWICH STREET, DEREHAM, NR19 1BX

- Busy trading location within Dereham market town centre
- Nearby free carparking
- Return frontage

**TO LET £35,000 PAX | MAY SELL £350,000**  
**327.5 sq m (3,525 sq ft)**

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## LOCATION

The market town of Dereham is situated at the heart of the county of Norfolk on the A47, approximately 15 miles west of Norwich and 25 miles east of Kings Lynn.

The subject premises is positioned fronting Norwich Street, a short distance from the historic Market Place at the centre of the town. Nearby occupiers include Iceland, Priscilla Bacon, Veterans at Ease, Hughes Electrical and Superdrug.

Free time-limited parking (max 1 hour) is available off Nunn's Way.

## DESCRIPTION

The property comprises a double fronted end terrace retail unit of red brick construction with a pitched and hipped tiled roof.

The retail accommodation on the ground floor includes a recessed frontage with a traditional glazed display window and a central entrance for customers. Inside, the space is open plan and neatly presented, with return display frontage to Nunns Way.

The first-floor accommodation comprises a smaller sales area, with storage, office space and staff welfare facilities accessed via the rear.

## ACCOMMODATION

Measured on a net internal basis, the property comprises the following floor areas:

Description	Sq ft	Sq m
Ground floor	1,832	170.2
First floor	1,693	157.3
Total NIA	3,525	327.5

## SERVICES

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## TOWN AND COUNTRY PLANNING

The property has previously operated within Class E and would be suitable for a wide variety of retail, office, leisure and recreational uses.

## BUSINESS RATES

Business rates will be the responsibility of the tenant. The property has the following assessments:

Rateable value for 2026/2027 - £27,750

Rates payable - £11,988

## LEASE & RENTAL TERMS

The property is available to let on a new full repairing and insuring lease at a rent of £35,000 per annum exclusive.

## PRICE & SALE TERMS

The freehold may be available to purchase with vacant possession at a price in the sum of £350,000.

## EPC

The property has an EPC rating of [to be confirmed].

## VAT

It is understood that VAT is not applicable and will not be charged in addition to the rent.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the sale/letting.

## VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing please contact:

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