



4 CHURCH STREET, ATTLEBOROUGH, NORFOLK, NR17 2AH

HIGH STREET RETAIL UNIT | CLASS E

- Busy market town location
- Prominent high street position
- Open-plan layout
- Large public carpark to the rear

TO LET £52,500 per annum | 688.0 sq m (7,405 sq ft)

Katie Bates
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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The property is located within Attleborough, a busy market town with a population of circa 10,500 people (2011 Census). It is 6 miles from Wymondham and 16 miles from Norwich.

It is prominently positioned, situated within Attleborough's town center, close to Queen's Park.

Nearby occupiers include Lloyds Bank, Cecil Amey Opticians, Sainsbury's and Myhills Pet and Garden Centre.

Description

The property comprises a single storey retail unit with a glazed shop front and a covered forecourt.

The property has an open-plan shop layout, with a good-sized store room to the rear together with a staff room/kitchenette, small office and male and female WCs. The retail area has suspended ceilings, white wall shelving units fitted to the perimeter walls and tiled flooring. There are Cat-2 modular light fittings throughout and air conditioning.

To the rear of the property is a small external store and the property is adjacent to a large public carpark.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Sales Area	564.9	6,081
Storage	99.1	1,067
Kitchen/Staff Room	16.5	178
Office	4.8	52
External Store	2.6	28
Total NIA	688.0	7,405

	m	ft
Gross External Frontage	10.7	35
Net Internal Width	18.4	60

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.

Business Rates

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	Shop and Premises
Rateable Value	£54,000
Rates payable for 2025/2026	£29,484

Tenure

The Property is available by way of a new full repairing and insuring lease for a term of years to be agreed for a rent of **£52.500 per annum exclusive**.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

The property has a rating of C(51).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB

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