

Mixed Use Retail and Commercial Investment and Residential Development Opportunity - For Sale

11 Norwich Street, Fakenham, Norfolk

Merrifields



Size: 1,715 Sq Ft

Located in Fakenham Town Centre


Mixed use Retail and Commercial investment opportunity


Upper parts suitable for conversion to residential conversion

Also Suitable for owner occupiers

Available For Sale freehold

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Merrifields Chartered Surveyors
63 Churchgate Street
Bury St Edmunds, IP33 1RH

Description

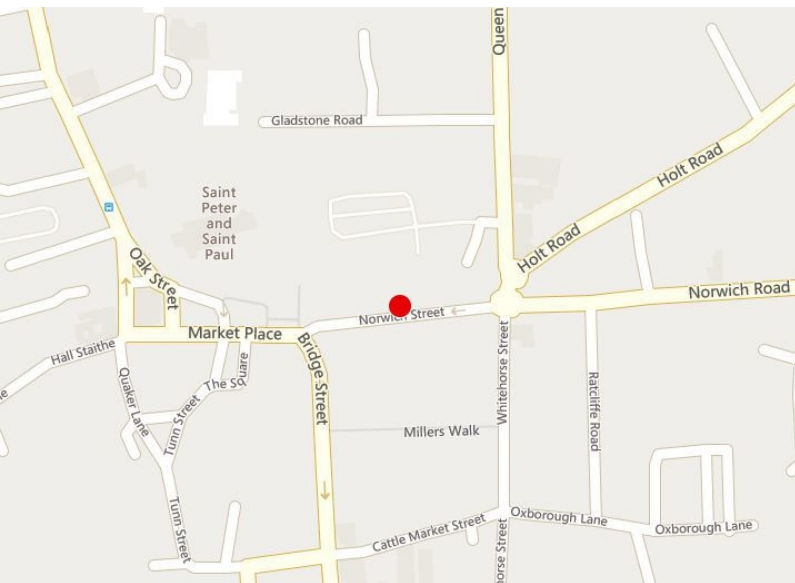
Fakenham is a thriving Market Town located in North Norfolk, adjacent to the A1065 which intersects with the A148. The town has a good range of facilities and is located north west of Norwich and north east of Kings Lynn.

The building consists of a self-contained retail unit which includes; kitchenette, WC, office and storage room. The first and second floors have been used as offices and have planning permission for conversion to residential use.

Accommodation

The property has been measured to produce the following approximate Net Internal Areas:

Ground Floor Shop	757 Sq Ft	70.33 Sq M
First Floor Office	468 Sq Ft	43.48 Sq M
Second Floor Office	490 Sq Ft	45.52 Sq M
Total	1,715 Sq Ft	159.32 Sq M



Availability

The property is available immediately for sale freehold

Price

Guide Price of £175,000

VAT

The premises are not opted for VAT.

Business Rates

The Rateable Value for the Ground Floor Shop is £7,300 (2023) and for the upper parts is £5,500 (2023) Small Business Rate Relief may be available for occupiers.

Service Charge

None.

Costs

Each party will bear their own legal costs.

Use & Planning

The premises have been previous used for retail and professional services under an E use class. Planning for a change of use of the upper parts to Residential Use has been granted under application PU/23/0011. Occupiers should make their own enquiries to the local planning authority regarding their proposed use.

EPC

The EPC rating for the Ground Floor Shop is (91) and for the upper parts is E (124).

Viewing & Further Information

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