

**TO LET/
FOR SALE**
14,230 SQ FT GIA

DEREHAM

PURPOSE BUILT FOODSTORE UNIT

KINGSTON ROAD, NR19 1WB



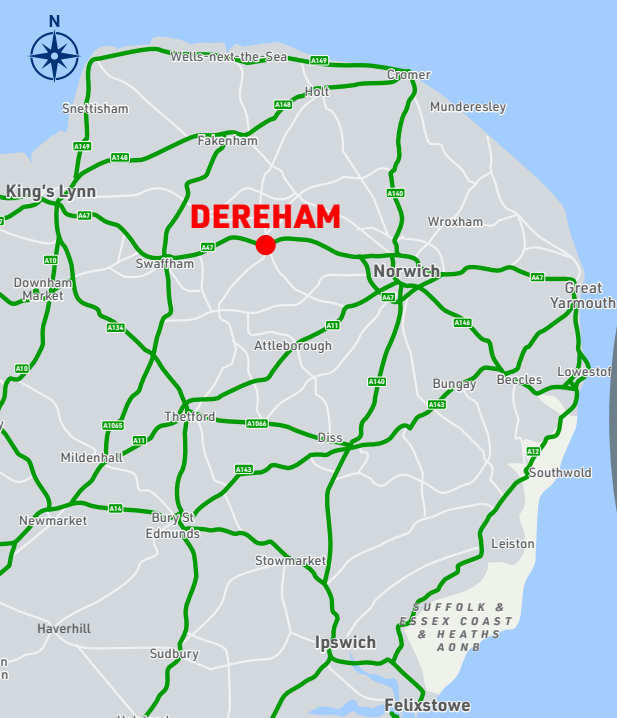
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Location

Dereham, is a vibrant market town situated in the heart of Norfolk, East England. Situated approximately 16 miles west-northwest of Norwich, approximately 24 miles southeast of King's Lynn it serves as a central hub within the county. The town is positioned on the main A47 providing direct links across the county.

Situation

The asset is prominently situated fronting the Kingston Road/ Yaxham Road roundabout junction which serves both the access & egress slipways for the westbound carriage-way of the A47. The unit is positioned adjacent to a dominant Tesco foodstore with petrol filling station and further commercial uses to the east. An Aldi foodstore, McDonalds drive thru, and trade counter uses are located directly to the west of the unit along Yaxham Road.



TOTAL POPULATION

45,000

PEOPLE

(within 15m drivetime)

POPULATION GROWTH

9.7%

BY 2037

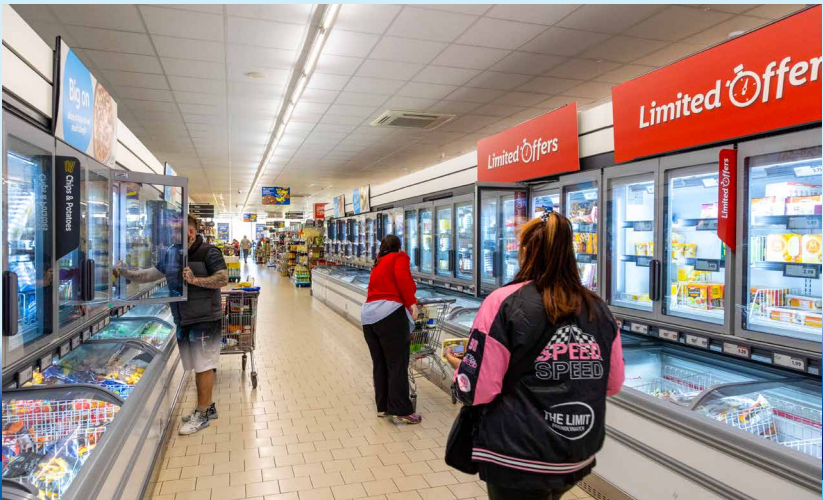
(vs UK average 5.36%)

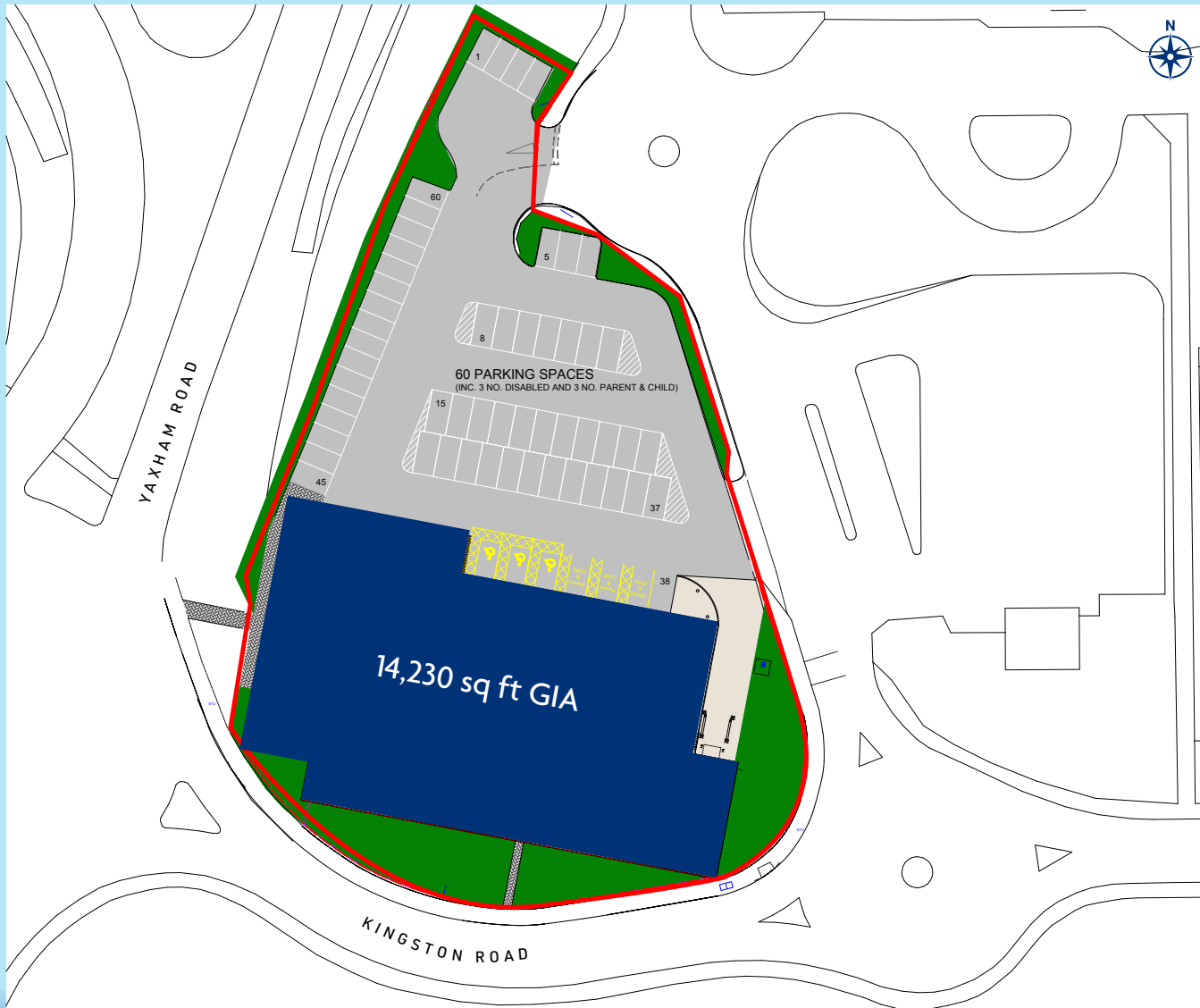
HOMES

71.71%

OWNER OCCUPIED

(vs UK base 63.5%)





Description

The purpose-built retail warehouse unit extends to approx. 14,230 sq ft (1,322 sqm) GIA with 60 customer parking spaces showing an attractive ratio of 1:241 sq ft. The site area is approx. 1.16 acres.

Availability

The asset is available to let by way of a new lease (on terms to be agreed). The site is held freehold and offers will also be considered for the purchase of the freehold interest with vacant possession. Vacant possession is to be provided from March 2026

Planning

The unit benefits from Class E use, with a restriction on food/convenience sales.

EPC

B (40)



Contact

For further information relating to this property or to arrange an inspection, please contact:

ESH Edgerley
Simpson
Howe

ADAM PATRICK
07789 407077
adam@eshp.com

HENRY PHIPPS
07393 019774
henry@eshp.com

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