



Location

Fakenham is a thriving north Norfolk market town located approximately 25 miles north west of Norwich and 22 miles north east of King's Lynn. It has a wide catchment area and is designated as a large growth town within the North Norfolk District Council's Local Plan.

The property is located in a prominent position fronting Holt Road, the main thoroughfare through Fakenham and in the principal out of town retail and trade area. Immediately adjacent is a Lidl food store and a new McDonalds restaurant (under construction).

Description

The property comprises a modern, purpose-built former pharmacy with the following features:

- Detached, self-contained retail unit
- Retail area plus staff kitchen and WC facilities
- Large site area of circa 0.24 acres*
- 21 marked parking spaces
- Prominent roadside location

Accommodation

The property has an approximate total net internal floor area of **911 sq ft (84.6 sq m)**.

Tenure & Terms

The property is available either for sale, freehold, with vacant possession or on a new full repairing and insuring lease.

In accordance with the latest Anti Money Laundering (AML) legislation, interested parties will be required to provide proof of identity and address and source of funds to the agents prior to solicitors being instructed.

Rent

£20,000 per annum exclusive

Price

Offers in the region of **£300,000** plus VAT

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of B (36). A full copy of the certificate is available upon request.

*note the boundaries are shown for illustrative purposes and are subject

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

Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is £13,500. This is not the annual rates payable.

Planning & Uses

The property was originally constructed as a purpose-built pharmacy, which was set out in the original planning consent when the Lidl foodstore was built. We understand this use fell within planning use class A1 and may now fall within use class E, therefore offering potential for other uses within that wider use class. We recommend interested parties make their own enquiries of the local planning authority regarding the current and future uses.

Viewings & Further Information

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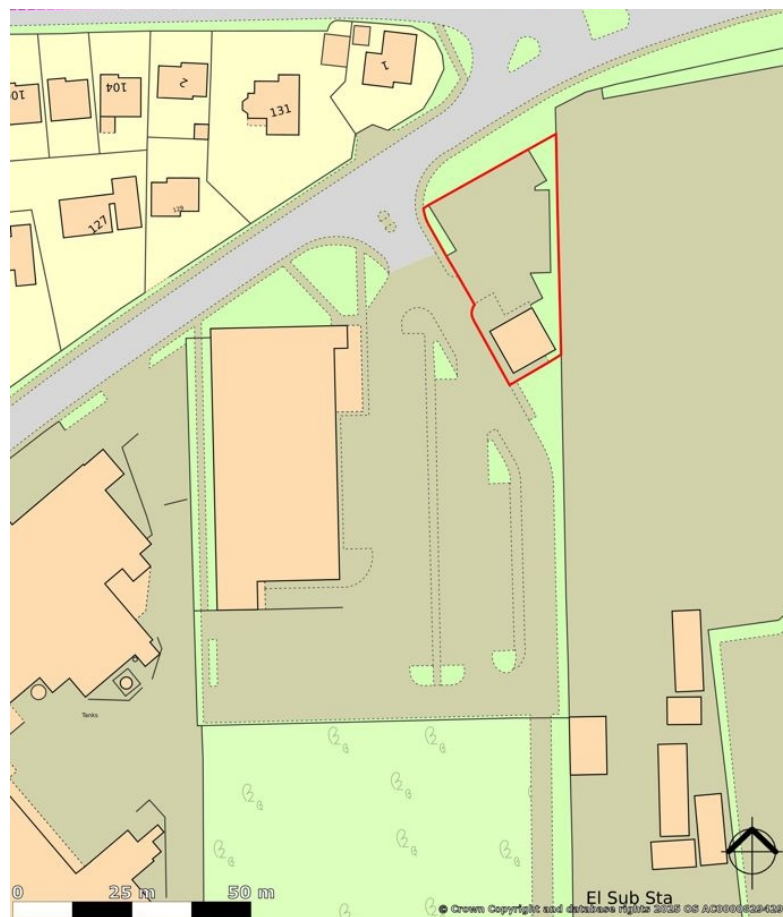
Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Interested parties may wish to make their own investigations.

Legal Costs

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

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