



CHAPMAN
CHARTERED SURVEYORS

33 YAXHAM ROAD, DEREHAM NR19 1HD

205.0 sqm / 2,207 sqft GIA



TRADE COUNTER / RETAIL UNIT ON YAXHAM ROAD WITH YARD

Ref: 181219

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Regulated by RICS

TO LET

GF premises suitable for trade counter

205.0 sqm / 2,207 sqft

LOCATION

Dereham is a market town in the Breckland district of Norfolk, located approximately 15 miles west of Norwich and 25 miles east of Kings Lynn. It has good road connections via the A47 to Norwich (east) and the Midlands (west) as well as a wide range of services and amenities. Breckland Council has its council offices in Dereham, and there is also a heritage railway providing a service to Wymondham.

The property is located on Yaxham Road, the main road into Dereham from the A47. Nearby occupiers include Roys of Dereham, Homebase, Poundstretcher and Halfords.

DESCRIPTION

Ground floor premises last trading as Mid Norfolk Glass with display windows towards Yaxham Road. Ramped access leads to personnel door opening into trade counter / retail area, WC off and folding door from front yard. Slight slope up with access through to rear storage / workshop area include office, rooflights and concrete floor. LED lights and gas-fired space heating. Yard to front of the property with parking for at least four cars, shared access with neighbouring properties.

FLOOR AREAS (GIA)

GF Retail	54.4sqm	586sqft
GF Ancillary / Storage	150.6sqm	1,621sqft
Total	205.0sqm	2,207sqft

LEASE

The property is available on a new lease on terms to be agreed.

TENANT'S REPAIRING OBLIGATIONS

The Tenant will be responsible for internal repairs and decorations. The Landlord will be responsible for the structure of the building.

SERVICE CHARGE

The Tenant will pay a service charge towards the landlord's costs in maintaining the structure of the building.

RENT

£18,000pa

VAT

No VAT

SERVICES

Mains water, electricity (3 phase), gas and foul drainage.

BUSINESS RATES

Rateable Value (RV): £5,900

ENERGY PERFORMANCE CERTIFICATE

E (108)

PLANNING

We assume that the property has planning consent for Class E (retail and light industrial) use by virtue of its previous use.

LOCAL AUTHORITY

Breckland Council.

LEGAL COSTS

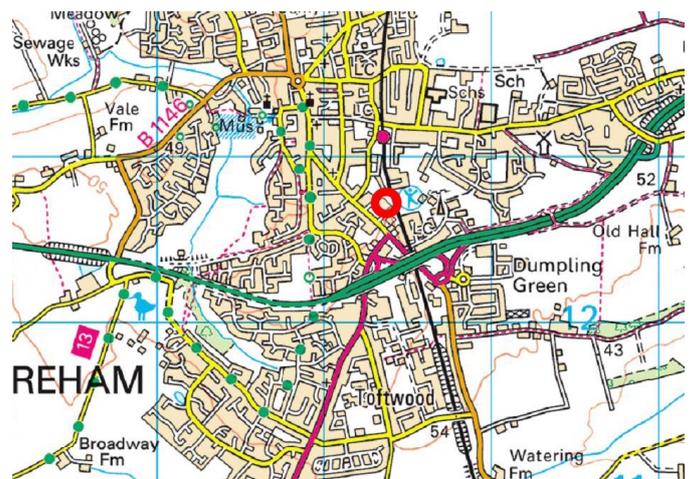
The Tenant will contribute £250+VAT to the Landlord's legal costs.

VIEWING AND FURTHER INFORMATION

For further information or to arrange a viewing, please contact Chapman Chartered Surveyors:

Tel: 01379 687645

Email: contact@chapmansurveyors.co.uk



AGENCY

MANAGEMENT

PLANNING

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VALUATION

Chapman Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice that: (1) they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property; (2) any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom; (3) the property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof; (4) no liability can be accepted for any misstatement, omission or errors in these particulars; and (5) these particulars do not constitute an offer or contract or any part thereof.