



AN ATTRACTIVE OFFICE/RETAIL INVESTMENT WITHIN THE TOWN'S PRIMARY RETAIL DESTINATION

FAKENHAM | NORTH NORFOLK

A compact, modern, office/retail investment located just off Norwich Street in the heart of Fakenham. Unit 5 Newman's Yard is ready for immediate occupation and has been maintained to a high standard.

FOR SALE £125,000

BROWN & CO

DESCRIPTION

Unit 5, Newman's Yard, 9 Norwich Road, Fakenham, Norfolk, NR21 9AF

Unit 5 is a single storey brick and tile building reached through Newman's Arcade which fronts Norwich Street and Newman's Yard. The premises comprise an open plan ground floor which was most recently used as an office together with a store room and a staircase leading to a mezzanine where again this was used for office space and also incorporates a kitchenette, store and W.C.

LOCATION

Fakenham is a delightful market town situated halfway between King's Lynn and Norwich. Fakenham benefits from The Thursday Market that dates back to 1250 and a Farmers Market on the last Saturday of each month with a range of locally grown produce. It is known as the gateway to the north Norfolk coast and is well positioned for the coast and other local attractions including Pensthorpe Waterfowl Park and Fakenham Racecourse.

There is rail access via King's Lynn (20 miles) or Norwich (25 miles).

ACCOMMODATION

	Sq M	Sq ft
Ground Floor	42.6	459
Mezzanine	33	355
Total	75.6	814

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

EPC TBC

RATEABLE VALUE

The Rateable Value is £6,900

TENURE

Freehold. The unit is available with vacant possession and is ready for immediate occupation.

VIEWING & FURTHER INFORMATION

In accordance with the most recent Anti Money Laundering Legislation, buyers will be required to provide proof of identity and address to the selling agent once an offer has been submitted and accepted (subject to contract) prior to solicitors being instructed.

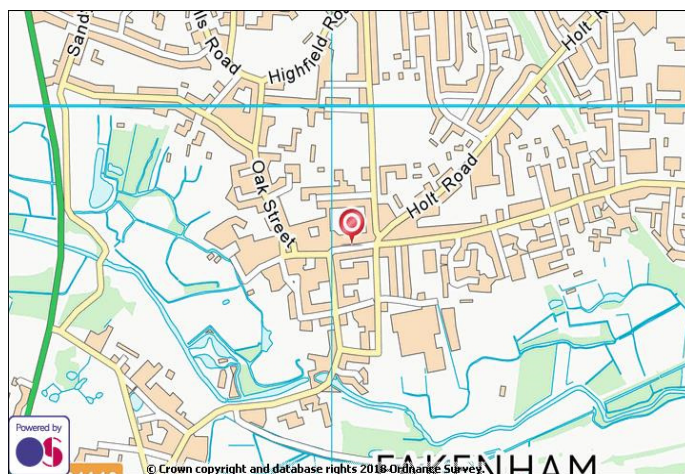
Strictly by appointment with the sole selling agent:-

Brown & Co

1A Market Place
Holt
Norfolk,
NR25 6BF

Tom Cator

01263 713143
tom.cator@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092.

1a Market Place, Holt, Norfolk, NR25 6BE
01263 711167 | holt@brown-co.com

BROWN & CO