



EAST DEREHAM NORFOLK

34 Market Place NR19 2AR

LOCATION

East Dereham is a vibrant and popular market town in Breckland District, Norfolk. The property occupies a prime spot in the retail parade overlooking the Market Place.

ACCOMMODATION

Bank premises comprising full height Banking Hall with first floor office above and including extensive ground accommodation to the rear of the Banking Hall. There is limited parking at the rear and rear access for staff/servicing.

Ground Floor Sales 3600 ft²
Ground Floor Ancillary 330ft²
Basement 530 ft²
First 1600 ft²
Garage/Store 1
Parking 1

TENURE

Premises are available on a new lease for a minimum of 10 years on FRI terms

TO LET may sell FORMER BANK

RENT

£50,000 p.a.

RATES

Rateable Value: £37,750
Rates Payable: £18,837.25
(2024/2025)
(through verbal enquiries to Rutland County Council)

LEGAL COSTS

The new tenant to be responsible for the Landlords legal costs and stamp duty in preparation of the lease.

VIEWING

Strictly through Landlords agents, please contact 01572 822791 for further information.

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