

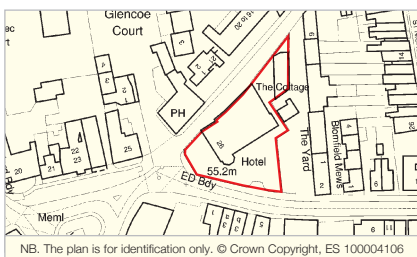
Dereham

26 Market Place,
Norfolk
NR19 2AP

- **A Freehold Former Hotel (C1 Use Class)**
- Arranged to provide Twenty-Three Letting Rooms together with Offices and Communal Facilities
- Four Rooms subject to a Tenancy, Remainder Vacant
- Car Park
- Possible potential for Reconfiguration subject to obtaining all necessary consents
- Total Current Rent Reserved **£12,400 per annum from Four Rooms, Remainder Vacant**

On the instructions of A Kisby MRICS and V Liddell MRICS of Allsop LLP acting as Joint Fixed Charge Receivers

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To View

The property will be open for viewing every Monday and Wednesday before the Auction between 2.45 – 3.15 p.m. These are open viewing times with no need to register. (Ref: MW).

Seller's Solicitor

Foot Anstey (Ref: LW3/225677177).
Tel: 0117 915 4956.
Email: lingxi.wang@footanstey.com

Freehold Building



Tenure
Freehold.

Location

The property is located on the junction with Theatre Street and Wellington Road. Local shops and amenities are available along High Street to the south, with a more extensive range being accessible in Norwich city centre to the east. Rail services run from Dereham Station approximately 0.5 miles to the south-east. The A47 provides access to other major roadways, including the A1. East Dereham Skate Park is nearby.

Description

The property comprises a detached building arranged over ground and two upper floors beneath a pitched roof. Internally, the property is arranged to provide former hotel accommodation (C1 hotel use). To the rear, there is an annexe over ground and first floors beneath a pitched roof, internally arranged to provide five letting rooms. The property benefits from a garden to the front and a courtyard to the rear. There is car park, accessed via Wellington Road.

Room	Floor	Accommodation
Main Building		
1	First	Room, Shower Room
2	First/Second	Room – Not Inspected
3	First	Room, Shower Room
4	First	Room, Shower Room
5	Second	Room – Not Inspected
6	First	Room, Shower Room
7	Ground	Room, Shower Room
8	Ground	Room, Shower Room
9	Ground	Room, Shower Room
10	Ground – Outside Access	Room, Shower Room
11	Ground – Outside Access	Room, Shower Room
12	Ground – Outside Access	Room, Shower Room

Accommodation

The property was not fully internally inspected by Allsop. A schedule of Accommodation is set out below.

Terms of Tenancy

Rooms 2 and 5 subject to a tenancy,
Room 15 subject to a tenancy at £600 per calendar month.
Room 22 subject to a tenancy at £100 per week.
NB: The Receivers have not had sight of the agreements.

Planning

Local Planning Authority: Breckland Council.
Website Address: www.breckland.gov.uk
The property may afford possible potential for reconfiguration, subject to obtaining all necessary consents.

Room	Floor	Accommodation
14	First	Room, Mezzanine, Shower Room
15	First	Room – Not Inspected
16	First	Room, Mezzanine, Shower Room
17	First	Room, Mezzanine, Shower Room
18	First	Room, Mezzanine, Shower Room
19	First	Room, Shower Room
Annexe		
22	First	Room – Not Inspected
23	First	Room, Shower Room
24	Ground	Room, Shower Room
25	Ground	Room – Not Inspected
26	Ground	Room – Not Inspected

Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda. To request Legal Documents, Special Conditions of Sale and any Errata/Addenda please refer to pages 3, 8 and visit www.allsop.co.uk.

BUYER'S FEE: The successful Buyer will be required to pay to the Auctioneers a buyer's fee of £1,000 (including VAT) upon exchange of sale memoranda – reduced to £200 (including VAT) for lots sold under £10,000
COSTS CHARGED BY THE SELLER: Please refer to the Special Conditions of Sale, and any subsequent revisions thereto, for details of any costs or fees to be charged by the Seller in addition to the Lot price.

