



Dereham

30 Market Place Norfolk NR19 2AP

- **Freehold Vacant Shop with Residential Planning Consent**
- Comprising a shop with A2 – Financial and Professional Services use and self-contained upper parts
- Benefits from planning consent for change of use to create five residential units in addition to the shop
- Town centre location adjacent to Specsavers

Vacant



Tenure

Freehold.

Location

The market town of Dereham, with a population in excess of 21,000, is located on the A47 some 16 miles west of Norwich and 26 miles east of King's Lynn.

The property is located on the northern side of the town's main retail thoroughfare (Market Place).

Occupiers close by include Specsavers (adjacent), NatWest, Barclays, Boots Chemist, Subway, Betfred, the Co-op, Poundland and Lloyds Bank, amongst other local traders.

Description

This Grade II listed property is arranged on ground and two upper floors to provide a ground floor shop unit with extensive ancillary accommodation at the rear. The first and second floors are self-contained and accessed via a staircase at the rear and provide ancillary accommodation. The property sits on a large site with parking accessed off Wellington Road.

The property provides the following accommodation and dimensions:

Gross Frontage	8.55 m	(28' 1")
Shop Depth	16.60 m	(54' 6")
Ground Floor Shop	103.70 sq m	(1,115 sq ft)
Ground Floor Ancillary	101.20 sq m	(1,090 sq ft)
First Floor	105.10 sq m	(1,131 sq ft)
Second Floor – 3 rooms – Not inspected		
Total	310.00 sq m	(3,337 sq ft)

Tenancy

The entire property is to be offered VACANT.

Planning (1)

The property benefits from planning permission (Ref: 3PL/2017/1255/F) granted on 31st January 2018 for change of use of first and second floors and single storey rear projection to residential (creation of 5 units).

Local Planning Authority: Breckland Council.

Tel: 01362 656870.

Website Address: www.breckland.gov.uk

Buyer's Premium

Buyers will pay 2% of the purchase price plus VAT towards the Vendor's costs, plus the cost of searches.

VAT

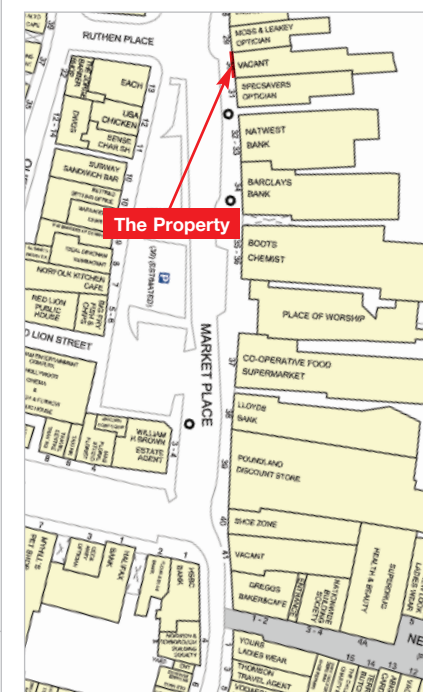
VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.alltop.co.uk

Energy Performance Certificate

EPC Rating 122 Band E (Copy available on website).



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

Seller's Solicitor James Thomson, Pearl and Coutts Ltd. Tel: 0207 843 3788 e-mail: james.t@pearl-coutts.co.uk
Joint Auctioneer John Weston, Brown and Co. Tel: 01553 778061 e-mail: john.weston@brown-co.com

