



## 27 Upper Market Place FAKENHAM. NR21 9BX.

To Let  
£700 per month.

Self-contained double fronted, Ground Floor Shop Unit and office, extending in all to about 275 sq ft (25.55 sq m), with kitchen and cellar, within a Grade 2 listed building in a prominent position in the Town's bustling Market Place.

Tel: 01328 864763 office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

**Directions:** The premises are located in a prominent position in the North-West corner of the Market Square at the foot of the Church tower

**Location:** Fakenham is a Market Town standing on the River Wensum in the heart of North Norfolk. The picturesque Coast with its fine sandy beaches, pinewoods, marshes, and sailing harbours is 10 miles distant, Kings Lynn is 22 miles distant and the fine City of Norwich, 25 miles. The Town has a wide range of shopping, educational and sporting facilities, including a National Hunt racecourse, and was once voted by the readers of "Country Life" magazine as the seventh best Town in Britain in which to live.



To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham, Norfolk. NR21 9AG.  
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk

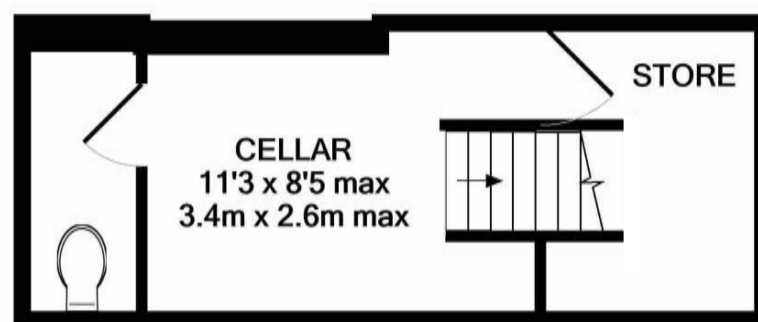
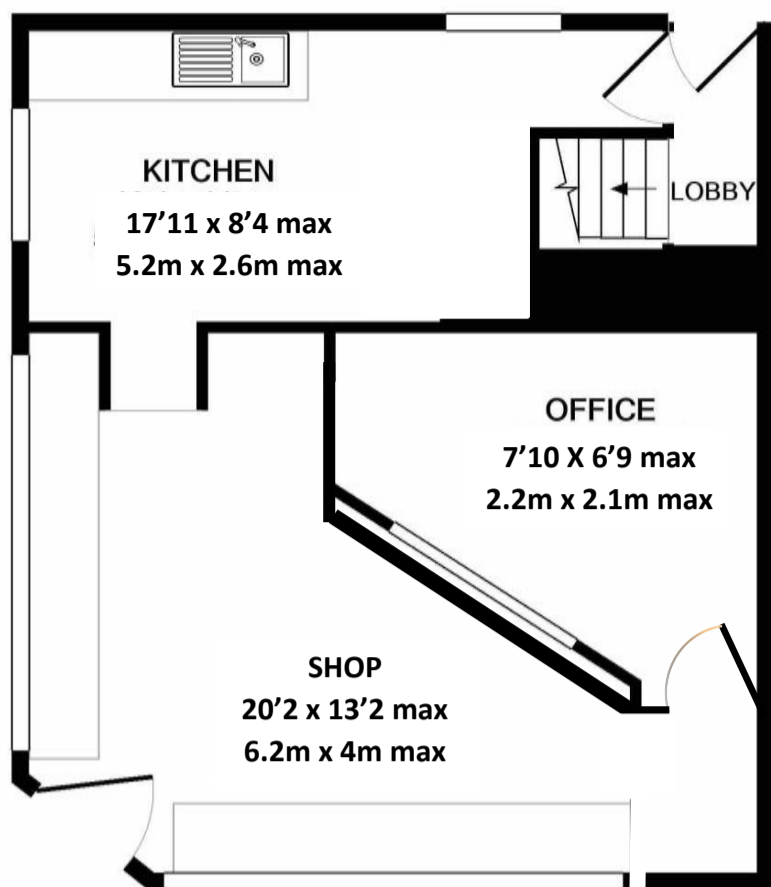
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They do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens and items shown in photographs are not necessarily included with the property. We have not tested any heating installation, other appliances or services, and it is therefore the responsibility of the purchaser or tenant, solicitor or surveyor to ascertain their condition and serviceability. Intending purchasers or tenants, particularly those travelling some distance are advised to check with us first on the availability of the property, and on any points which are of particular importance to them. No person or employee of Bailey Bird & Warren has any authority to make or give any representation or warranties in relation to this property or these particulars, nor to enter into any contract on behalf of the Vendor or Lessor.





Part glazed entrance door to;

**Main Shop: 17'5" x 15'9", (5.3m x 4.8m) max.**

With reinforced security glass windows. Fitted window display cabinets with display lighting. Free standing counter. Moveable, glass fronted display cabinet. Free standing table and chair. Wall mounted television.

**Rear Office: 15'9" x 12'4", (4.8m x 3.8m) max.**

Large Safe. Free standing table and chair.

Steps lead up from the main shop to;

**Kitchen Area: 18'4" x 11'0", 5.6m x 3.4m) max.**

Stainless steel sink unit set in fitted work surface. Strip lights. Filing cabinet. Table and telephone point.

**Lobby:**

with door to outside, and steps down to;

**Cellar: 11'3" x 8'5", (3.4m x 2.6m) overall.**

with concrete floor and strip lighting.

**Store: 8'1" x 6'4", (2.4m x 1.9m).**

Quarry tiled floor.

**Cloakroom:**

Low level WC. Plumbing for hand basin. Extractor fan

**Services:** Mains water, electricity and drainage are connected to the property.

**District Authority:** North Norfolk District Council. 01263 513811.

**Rateable Value:** £6,600 (1<sup>st</sup> April 2023). (Small business rate relief may be applicable).

**The Property** is to let at a rental of £8,400 pa. Full terms and conditions to be agreed.

**VAT:** The property is not opted for VAT

**Use & Planning:** The current use is A1 retail. Applicants should make their own enquiries to the North Norfolk District Council regarding alternative proposed use and the existing use.

**EPC:** Not applicable.

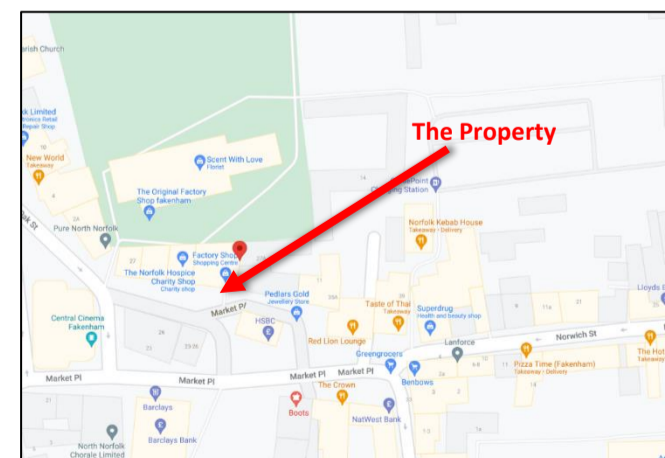
Not an exclusive list but the tenant will be required to pay for;

The drawing up of lease (which is to be a minimum of 2 years)

The yearly servicing of the fire extinguishers

The tenants share of the building insurance will be 75%, which the landlord shall arrange.

Water and sewerage bill will be paid directly to the landlord every 3 months.



**Legal costs:** The tenant will cover any abortive costs incurred by our Client.