



Business For Sale as a Going Concern;

Benbow's Greengrocer, 1 Market Pl/2 Norwich St, FAKENHAM.

NR21 9AE.

**Offers sought in the region of
£10,000 + stock at valuation
(displays & awning included in the sale price).**

Well Established Greengrocer and Fruiterers' Business for sale, having an excellent reputation, and located in a Grade 2 Listed building, (with an iconic 'Dutch Gable'), in a very prominent position overlooking the Market Square in the centre of Fakenham.

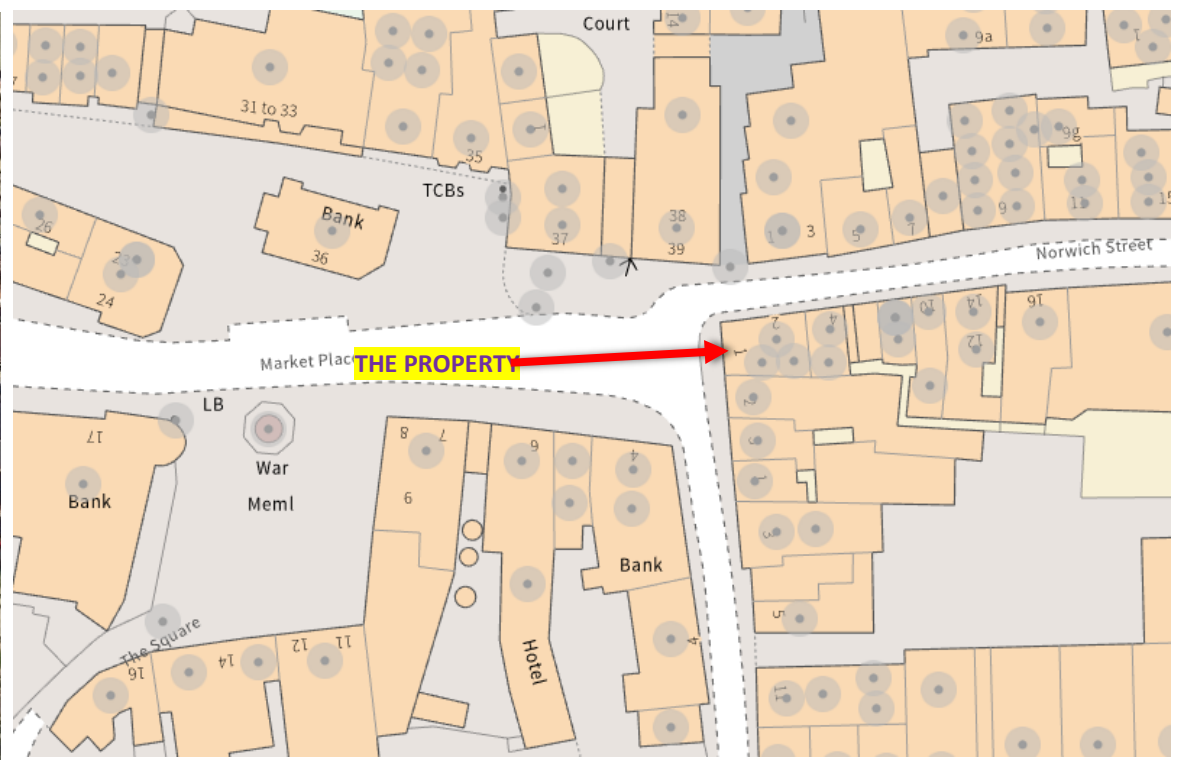
Lloyds Bank, the Post Office, numerous Local & Nationally owned Shops, the Cinema and ample public car parks are all close by.

(Full accounts available to bona fide applicants).

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

Directions: The premises stand on the junction of Norwich Street and the East side of the Market Square overlooking the bustling Town Centre.

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.



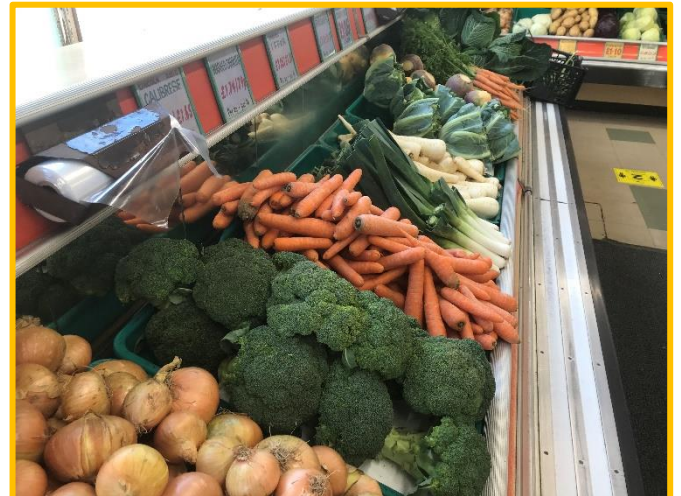
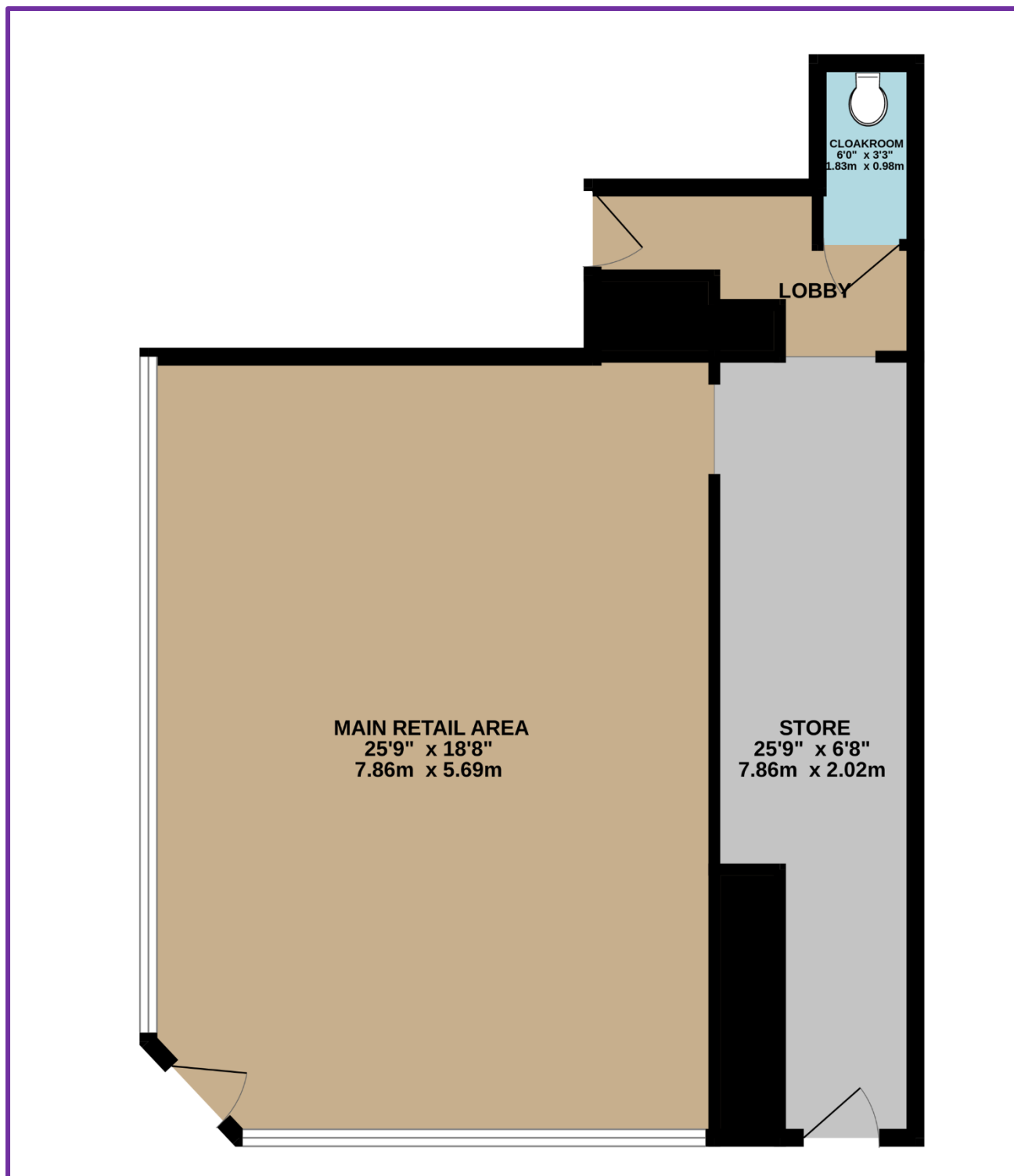
**To view this property, or for more information, please contact: Bailey Bird & Warren, 39 Bridge Street, Fakenham. Norfolk. NR21 9AG.
Tel: 01328 864763. Email: office@baileybirdandwarren.co.uk www.baileybirdandwarren.co.uk**

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They do not constitute part of an offer or contract.

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Glazed entrance door leads to;

Main Retail Shop; 25'9" x 18'8", (7.9m x 5.7m).

With wide display windows overlooking the Market Square and Norwich Street.
Range of display cabinets. Opening to;

Store; 25'9" x 6'8", (7.9m x 2.0m) max.
with door to Bridge Street.

Rear Lobby:

Cloakroom:
with WC.

Tenure:
The business occupies a prominently located building rented from Leonard Brittan & Co (of Swaffham) at an annual rent of (about) £1,200 per month. The property is presently let on a rolling contract, but a new lease would be provided to a new tenant, on terms to be agreed.

District Authority:
North Norfolk District Council, Cromer. Tel: (01263) 513811.
Rateable Value: £5,400
Small Business Rates relief may be available, upon application.

EPC: Exempt - Grade 2 Listed building.

Legal Costs:
Each party is to bear their own legal costs incurred in the transaction.

