

FOR SALE – OFFICE PREMISES Downham Market **Freehold**
Flexible and well configured Offices with good visibility, on-site
Parking and adj to public car park - *Would suit a Variety of
Occupiers eg professional offices, medical/consultation, vets etc.*



- Prominent Town Centre Position
- Private Car Park to Side
- Flexible Accommodation
- Large Main Office Room
- Good Modern Spec.

GUIDE PRICE: £295,000

**15 Paradise Road
Downham Market
Norfolk
PE38 9HS**

Folio: P/272tc





Location & Description

Downham Market is a popular and expanding market town positioned just off the A10 trunk road in West Norfolk. The town is well stocked with amenities including local, independent traders, café restaurants, sports facilities and national supermarket chains. There is also the significant benefit of a mainline railway station with direct line to London Kings Cross via Ely and Cambridge to the South, and King's Lynn to the North. **15 Paradise Road** has been in use as offices for the town council for a number of years and has now come to the market following the Town Council's move back to their original roots in the Town Hall and council offices on the Market Square. The accommodation is well configured to include independent and open-plan office suites. *Considered to have good potential for a range of uses (stp) with the benefit of an independent, private car parking area to the side.*

Business Rates The VOA website indicates a Rateable Value of £11,000. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rate Relief.

Services Mains water, electricity & drainage are understood to be available. Applicants must make their own enquiries of the relevant authorities. These services and related appliances have not been tested.

VAT The purchase price is quoted net of VAT, if applicable.

Viewing Further details and arrangements for viewing may be obtained from LANDLES

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES.

Tenure Freehold.

EPC Band B

Anti-Money Laundering Directive In accordance with the above prospective purchasers will be required to provide the usual proof of identity documents at the stage of agreeing a subject to contract sale.

Privacy Statement The LANDLES Privacy Statement is available to view online or upon request.

Accommodation

Reception Area 10' 3" x 8' 9" (3.12m x 2.67m) With main entrance door and electric storage heater. Sliding glazed hatch to reception office.

Main Open Plan Office 25' 2" x 24' 8" (7.67m x 7.52m) (max) Dual aspect with large windows, side entrance, panel lights and air conditioning.

Front Reception Office 18' 3" x 9' 11" (5.56m x 3.02m) Dual aspect with large windows, panel lights, air conditioning and sliding glazed hatch to the reception area.

Waiting Area 12' 8" x 11' 9" (3.86m x 3.58m) With tube lighting and electric storage heater.

Consultation Room 1 12' 10" x 10' 5" (3.91m x 3.18m) With tube lighting and electric storage heater.

Consultation Room 2 14' 7" x 12' 10" (4.44m x 3.91m) With tube lighting and 2 electric storage heaters.

Stock Room 11' 11" x 10' 7" (3.63m x 3.23m) With tube lighting, air conditioning and electrical cupboard.

Kitchenette 5' 9" x 4' 11" (1.75m x 1.5m) With fitted wall & base units, worktop, stainless steel sink with drainer, tiled surrounds, electric storage heater and extractor.

Disabled WC 6' x 4' 10" (1.83m x 1.47m) With WC, hand basin, tiled surrounds, electric storage heater and extractor.

Rear Hall Door to rear courtyard and stairs to first floor landing.

WC With WC, pedestal hand basin and tiled floor.

Stairs to First Floor Landing

Office 19' 9" x 10' 5" (6.02m x 3.18m) With 2x skylight windows, tube lighting, air conditioning and door to large, walk-in eaves storage.

Office 15' 5" x 9' 3" (4.7m x 2.82m) With tube lighting, air conditioning, skylight window and door to large, walk-in eaves storage.

www.

klcomprop.com 

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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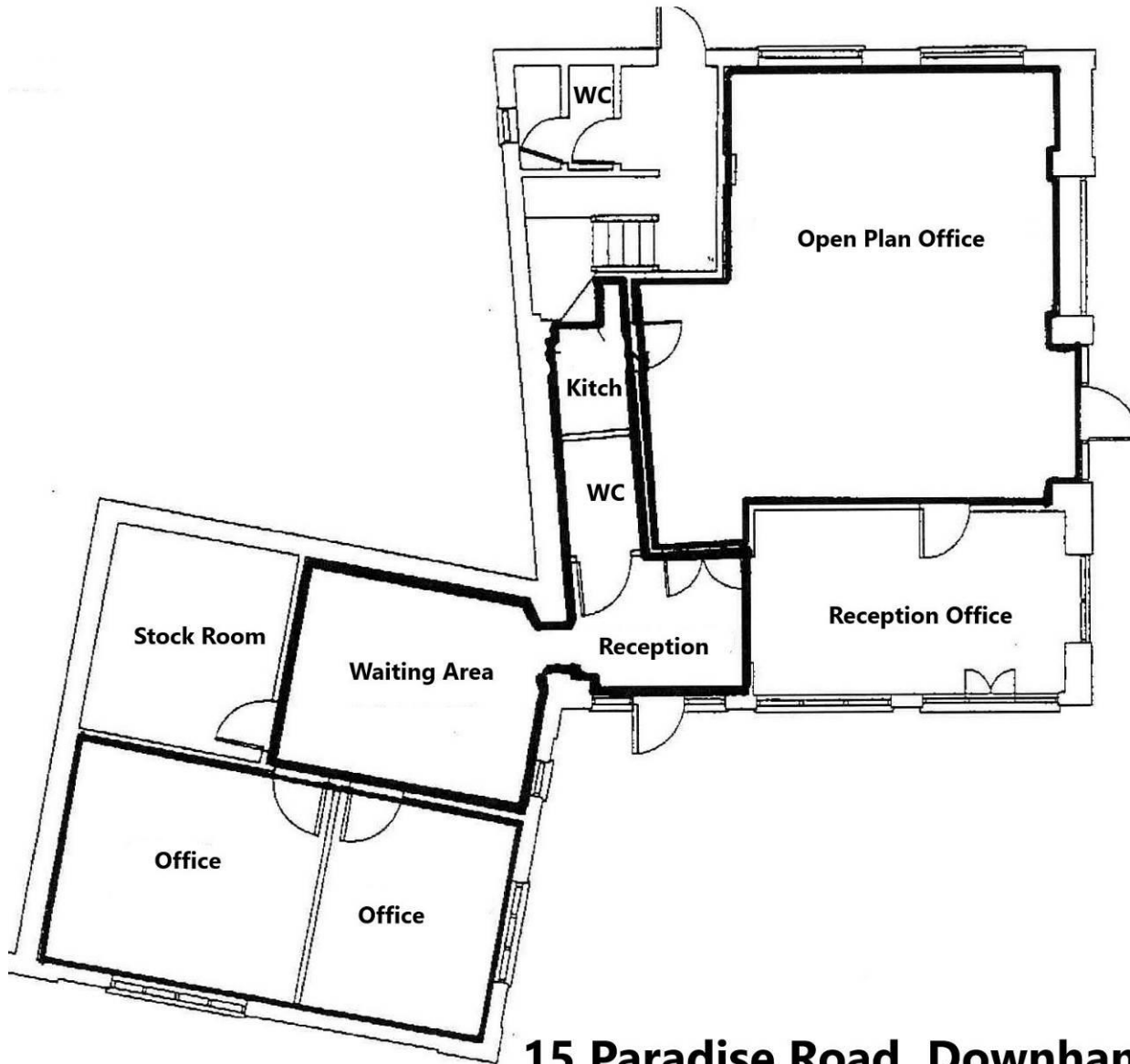
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GROUND FLOOR PLAN

Additional Offices to First Floor



15 Paradise Road, Downham Market

Illustration for identification purposes only. Not to scale

