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The Old Barn, High Street, Dereham NR19 1DZ TO LET £15,000 pax

Flexible Town Centre accommodation with parking

- Convenient town centre location
- Pedestrian and vehicular access
- Suit community or charitable use
- Can be suited

207 sq m (2,229 sq ft)

Location

The Old Barn is set directly behind the popular Bull Public House, in the middle of Dereham High Street and is highly accessible to pedestrian traffic and visible to passing vehicular traffic. The property lies a short distance from Wrights Walk Shopping Centre and the Public Library and has the benefit of rear vehicular access and car parking behind whilst the property itself benefits from a south-facing aspect.

The High Street supports a broad range of national and local traders and the town centre contains a wide range of facilities and amenities.

Description

The Old Barn comprises an imposing two storey building of brick and pantile construction with public accesses front and rear. The accommodation is part open-plan and part cellular and currently serves as a fitness centre to the ground floor and hairdressing salon with changing rooms at first floor level.

The accommodation is flexible and capable of alternative usage and arrangement to provide offices, meeting rooms, consulting rooms, gallery, clinic or surgery use with the benefit of dedicated staff/customer/client car parking.

Accommodation

	sq m	sq ft
Ground Floor	105	1,100
First Floor	102	1,129
Total	207	2,229

Services

Mains water, gas, electricity and drainage are connected. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value £15,500

Terms

The property is offered to let on a new full repairing and insuring lease.

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

Awaiting EPC.

Viewing

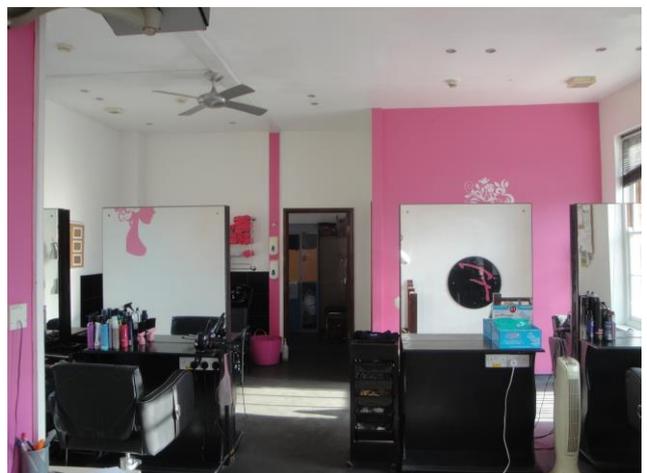
Strictly by appointment with the Letting Agent.

Brown & Co

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