Commercial Office, Stody, Melton Constable

Commercial Office To Let



Cruso & Wilkin



An exciting opportunity to let a commercial office located in the village of

Stody, Norfolk.

Summary

- Approximately 4,300 sq ft
- Suitable to be split into smaller office spaces
- Situated in the village of Stody, Melton Constable, 2.5 miles, Fakenham 10.6 miles & Holt 3.7 miles
- Available now
- Valid CEPC rating of D

The village benefits from a range of facilities and amenities in the local town of Holt, including shops, primary schools, churches, pubs and playing fields, approximately 4 miles away.

The village is well served by public transport. A local bus service runs from Fakenham stopping in the village. The village benefits from good main road connectivity, with the B1110 being approximately 1 mile away, providing connections to Holt, Cromer and Fakenham. Norwich Railway Station is located approximately 23 miles from Stody providing connections to Cambridge, London and Manchester.









Cruso & Wilkin



Location

Stody, is a small village situated close to the North **Norfolk Coast.**

Stody is located approximately 4 miles south west of Holt.

Nearest Postcode NR24 2ED

///

fluctuate.multiple.outwards

Services

The site does have electricity and water available however, the exact arrangements of these can be discussed and tailored to suit specific needs. The Tenant will be responsible for all outgoings.

Use

The building is of brick and flint construction, previously used as office space. The office can be split subject to negotiations.

Parking

There is ample parking available on site, although the Tenant will need to be aware of other vehicles using the yard. The exact number of parking spaces can be discussed between parties and allocated parking will be provided.

Viewing Arrangements

Strictly by prior arrangement with the Landlord's agent only. Further information is available upon request.

Description

The site measures approximately 4,300 sq ft the office is accessed off Brinton Road and through the yard.

The Office has prior approval for class B1, which is for office accommodation.

Rates and Rent

The building has been assessed for business rates and the Tenant will be responsible for the business rates and outgoings applicable to the offices.

Full terms of occupation are available upon request and subject to negotiation. Rent is depending upon agreement terms and the lease will be on full repairing and insuring (FRI) lease terms, contracted out of the Landlord and Tenant Act 1954 security of tenure provisions.

Cruso & Wilkin





James Watchorn
Partner

jw@crusoandwilkin.co.uk
01553 816439



Chloe Futter
Apprentice

cf@crusoandwilkin.co.uk
01553 816421

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Vendors.

Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

Cruso & Wilkin