

TO LET

# BRECKLANDS RETAIL PARK

EAST DEREHAM, NR19 1HB



10,000 - 20,000 SQ FT TO LET

subject to vacant possession

 MONTAGU  
EVANS



## LOCATION

East Dereham is a busy mid-Norfolk market town located off the A47 trunk road, approximately 15 miles west of Norwich and 25 miles east of King's Lynn.



## SITUATION

Brecklands Retail Park is situated on Yaxham Road to the south east of the town centre. Occupiers in close proximity include Halfords, Jollyes, Roys, Aldi, McDonald's, Lidl and Tesco.



## PLANNING

Open A1 including food.



## UNIT TO LET

Units of 9,827 sq ft and 9,924 sq ft GIA subject to vacant possession. Possible to combine to create 20,000 sq ft.

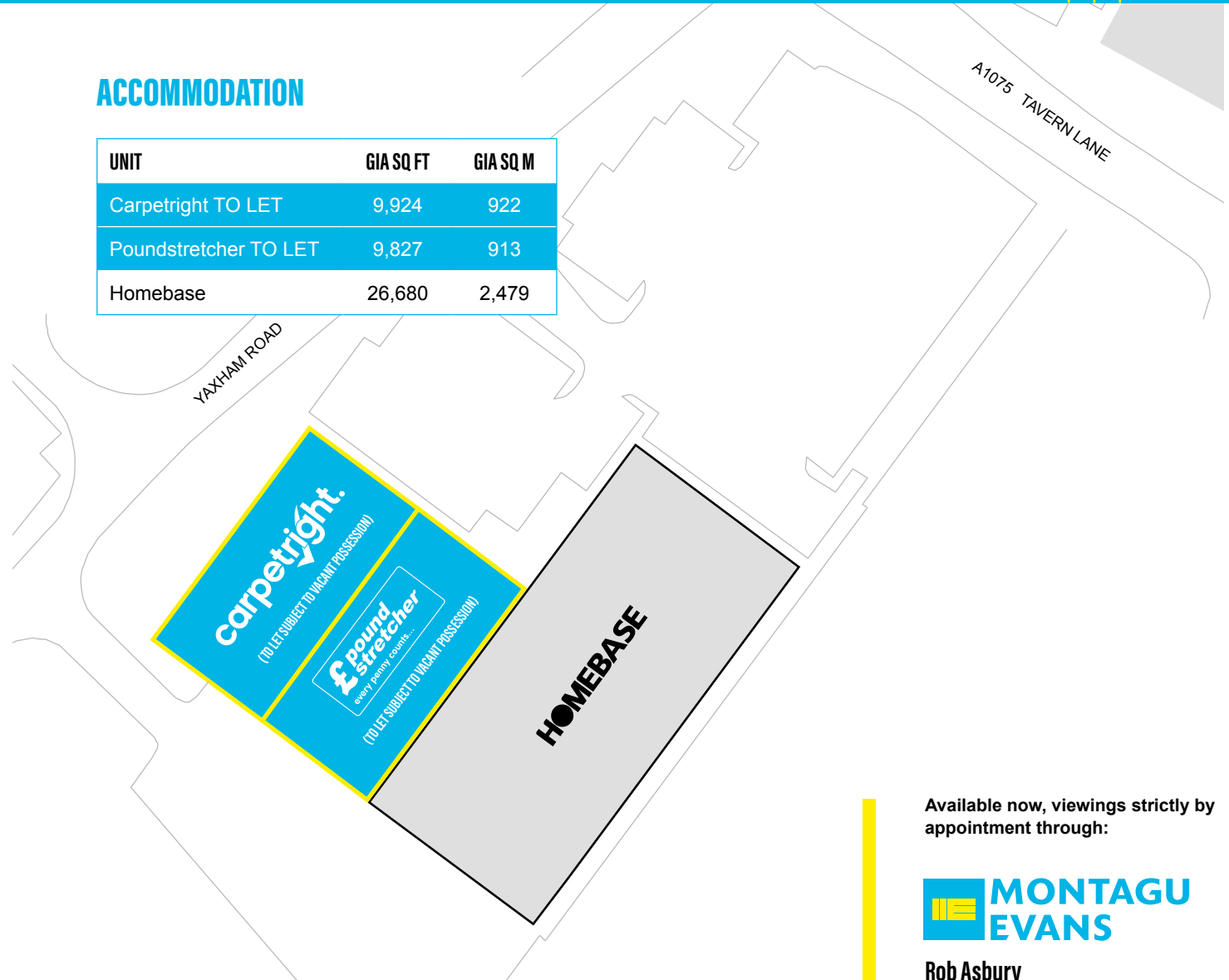


## TERMS

Further information available on request.

## ACCOMMODATION

UNIT	GIA SQ FT	GIA SQ M
Carpetright TO LET	9,924	922
Poundstretcher TO LET	9,827	913
Homebase	26,680	2,479



Available now, viewings strictly by appointment through:



**Rob Asbury**

T: 020 7312 7458

E: [rob.asbury@montagu-evans.co.uk](mailto:rob.asbury@montagu-evans.co.uk)

**Henry Elwess**

T: 020 7312 7533

E: [henry.elwess@montagu-evans.co.uk](mailto:henry.elwess@montagu-evans.co.uk)

Misrepresentation Act 1967. Montagu Evans LLP for themselves and for the vendors or lessors of this property whose agents they are given notice that: (i) the particulars are set as a general outline only for the guidance of intending purchasers or lessees and do not constitute the whole or any part of an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in good faith but without any responsibility whatsoever and any intending purchasers or tenants should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them; (iii) neither Montagu Evans LLP nor its employers has any authority to make or give any representation or warranties whatsoever in relation to this property; (iv) unless otherwise stated all prices and rents are quoted exclusive of VAT, and intending purchasers or lessees must satisfy themselves independently as to the applicable VAT position. 16989.001 / October 2020.