



Location

Drayton is located 6 miles to the north west of Norwich City Centre on the A1067 which provides a direct route to Fakenham and the A1270 dualled Broadland Northway ring road which lies 1.5 miles to the north and provides links to the A47 and A11. The property is located in a prominent position fronting School Road adjacent to the Taverham Road junction.

Occupiers in close proximity include **Applegreen Service Station, Domino's, Tesco, Drayton Dental Care, Post Office** as well as a number of independent retailers and cafes.

Description

The property is undergoing a programme of refurbishment and comprises a ground floor, detached former bank branch which provides a semi open plan sales / retail space with ancillary offices and WC facilities to the rear. The property is suitable for alternative uses subject to planning. There is currently space for 10 vehicles within the side yard/car park which could be expanded to create additional spaces. Additional parking spaces may also be available to the rear of the site by way of a separate licence agreement.

Accommodation

The property is arranged over ground floor only, with an approximate net internal floor area of **2,856 sq ft (265.3 sq m)**.

Tenure & Terms

The property is available by way of a new full repairing and insuring lease for a term to be agreed.

Business Rates

The Valuation Office Agency website indicates that as from April 2023 the Rateable Value is **£25,000**. This is not the annual rates payable. The rates payable will depend on the occupier's circumstances and can be obtained from www.gov.uk/correct-your-business-rates which includes a rates payable calculator.

Rent

Price on application

Planning & Uses

We understand the current use falls within use class E (Retail) and therefore could suit other uses within the same use class. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of TBC. A full copy of the certificate is available upon request.

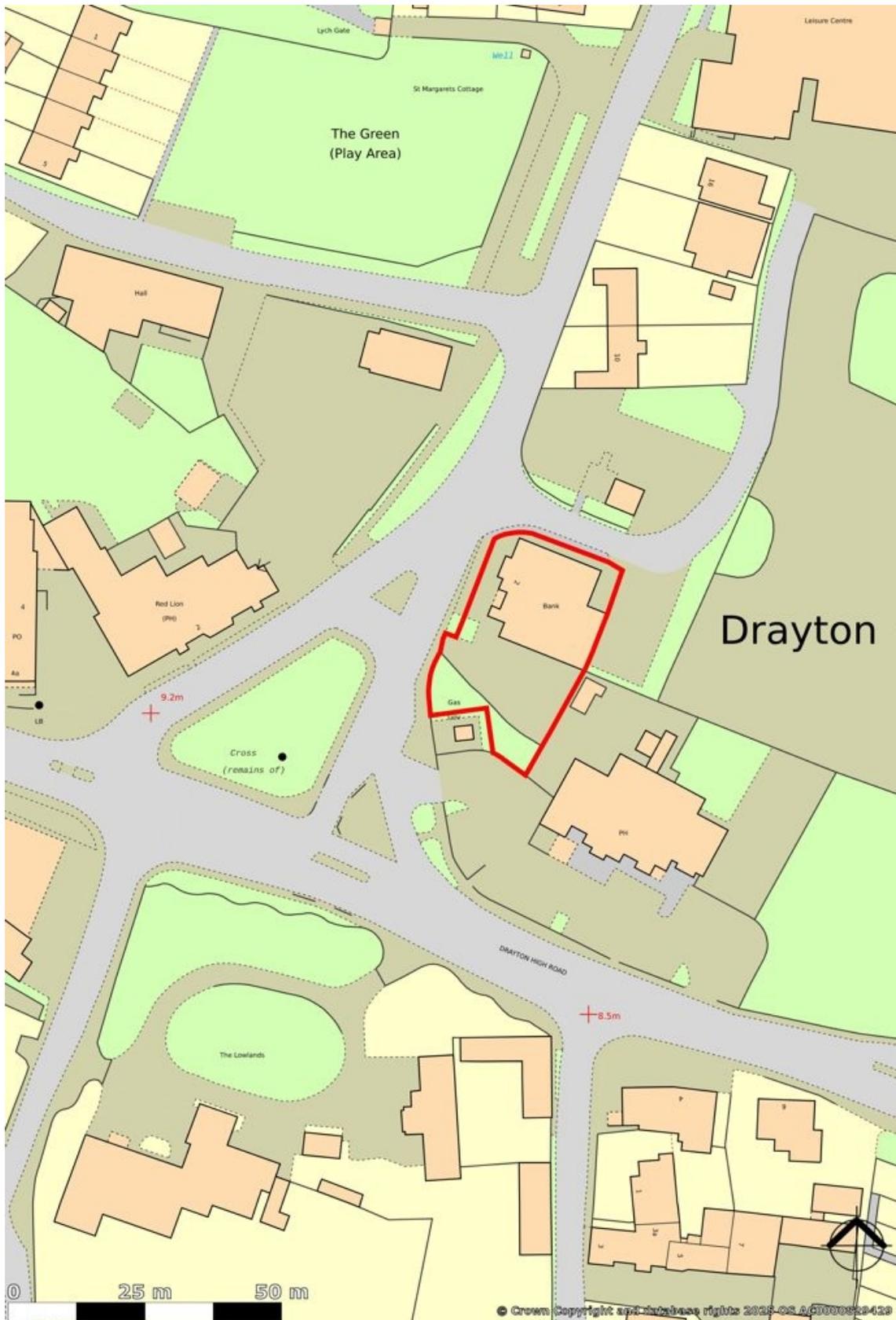
Legal Costs

Each party is to be responsible for their own legal costs incurred in the transaction.

Viewings & Further Information

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