



Location

Fakenham is a historic market town situated halfway between King's Lynn and Norwich. Known as the gateway to the North Norfolk coast, the town is well positioned and some 22 miles from King's Lynn 25 miles from Norwich. The town lies adjacent to the A148 and A1065 which provides routes to Cromer, Kings Lynn and Swaffham.

The property occupies a very central prominent position in the Market Place. Nearby occupiers include Superdrug, Costa, Boots, Specsavers, Butcher Andrews and Hayes & Storr Solicitors.

Description

The property comprises a substantial complex of period buildings, previously used as solicitors offices, offering scope for residential conversion, with the following features:

- Prominent town centre location
- A variety of rooms and areas across multiple buildings
- Potential for alternative uses (subject to planning)
- Rear yard and parking for circa 3 cars
- Currently fitted as offices with stores, kitchens and WCs
- Gas-fired central heating and some air conditioning
- A mix of modern finishes and period features

Accommodation

The property is arranged over three floors, with the following approximate total net internal floor areas:

Ground floor and basement	4,746 sq ft (441 sq m)
First floor	2,141 sq ft (199 sq m)
Second floor	219 sq ft (20 sq m)
Total	7,106 sq ft (660 sq m)

Tenure & Terms

The freehold interest is being offered for sale, subject to vacant possession of the whole of 18-19 and the upper floors only of 20 Market Place. The ground floor of 20 Market Place is subject to a lease (lease information available on application).

In accordance with the latest Anti Money Laundering (AML) legislation, the purchaser will be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

Price

£495,000. VAT is not currently applicable.

Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (103). A full copy of the certificate is available upon request.

SUBJECT TO CONTRACT

You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website www.commercialeasecode.co.uk

Rates

The Valuation Office Agency website indicates that the property has two entries in the 2023 list with a combined Rateable Value is £48,800. This is not the annual rates payable.

Planning & Uses

We understand the current use falls within use class E (offices) and therefore could suit other uses within the same use class or conversion back to its original residential use. 18 & 19 Market Place are Grade II Listed and in a Conservation Area. We recommend interested parties make their own enquiries of the local planning authority to establish the current use and the potential for other uses.

Viewings & Further Information

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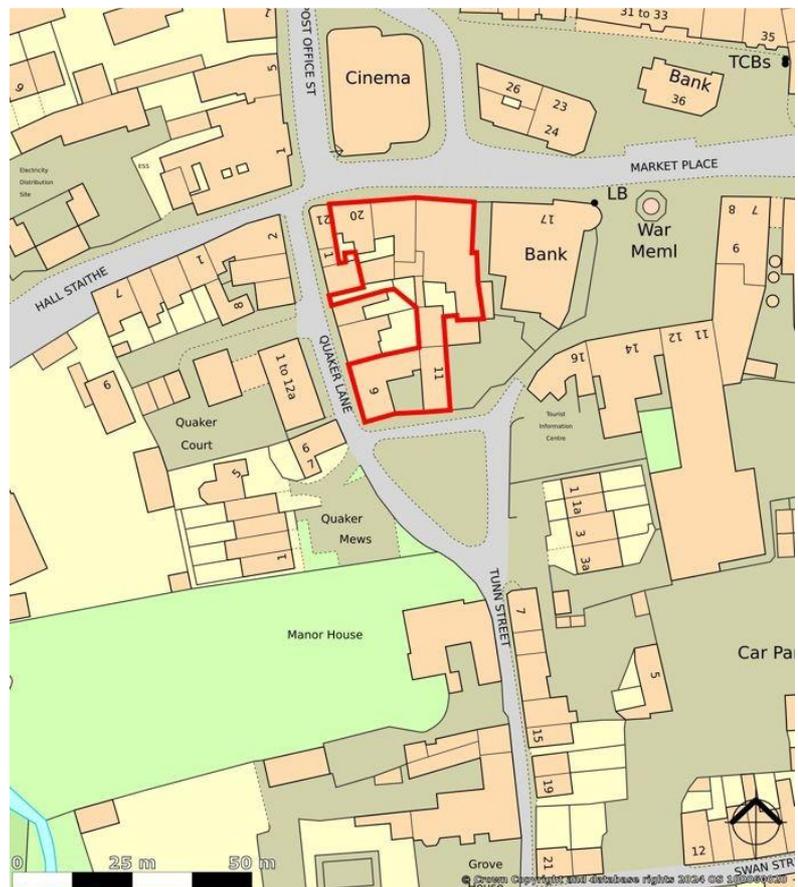
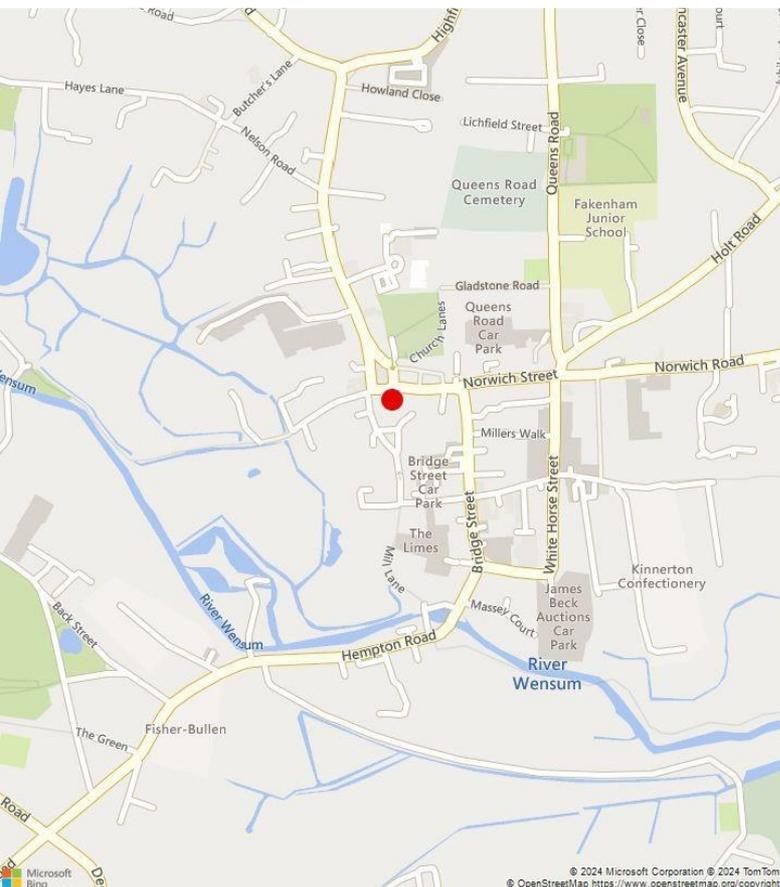
Plant & Equipment

None of the systems or equipment in the property have been tested by us to ensure that they are in working order. Prospective purchasers must rely on their own investigations.

Legal Costs

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

Spalding & Co
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IMPORTANT NOTICE

Roche Chartered Surveyors for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or tenants and do not constitute, nor constitute a part of, an offer or a contract.
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility 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.
- c) No person in the employment of Roche Chartered Surveyors has any authority to make or give any representation or warranty whatever in relation to this property



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