



Location

The property is located on Hall Farm which forms part of the Raynham Estate in East Raynham, situated prominently off the busy A1065 connecting Swaffham and Fakenham.

East Raynham is strategically well-located being approximately 30 miles from Norwich and 20 miles from King's Lynn and benefitting from very good road connectivity to the main A47 trunk road to the south and the A148 and A149 roads to the north, serving the very popular north Norfolk catchment. The market town of Fakenham is just 3 miles away.

Description

The property comprises a newly created complex of versatile buildings (North Barn and the West Barn), with potential for a variety of commercial uses (stp) including offices, clinic, retail and storage. The estate is accessed from the main road via a newly created entrance road and dedicated yard and parking area.

The North Barn is a newly constructed brick and clay tile building, finished internally with plastered walls and ceilings, carpets, LED lighting, WC and kitchen facilities. The space is best suited to office, retail or clinic uses (stp).

The West Barn, is an original basic barn building at the front of the site, facing the access road, therefore offering a highly prominent space for a number of uses (stp)

Accommodation

The accommodation comprises the following:

North Barn

Unit 1 - (East) 1,096 sq ft (101.8 sq m)

Unit 2 - (West) 999 sq ft (92.8 sq m)

West Barn

Main barn and rear area: 2,881 sq ft (267.6 sq m)

Total approximate area: 4,976 sq ft (462.2 sq m)

Tenure & Terms

The buildings are available either separately or as a whole by way of a new effectively full repairing and insuring lease for a term to be agreed.

All rents may be subject to VAT at the prevailing rates.

Rent

On application

Energy Performance Certificate

The property has an Energy Performance Asset Rating of (TBC). Full details are available from the letting agents.

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.commercialleasecode.co.uk

Rates

To be assessed.

Planning & Uses

The buildings have planning consent for use as a distillery, brewery and ancillary uses, however we understand other commercial uses will be considered by the local planning authority, subject to obtaining any necessary consents. Further details on application.

Viewings & Further Information

Graham Jones
Roche Chartered Surveyors
 01603 756338 / 07496 164609
grahamj@rochechs.co.uk

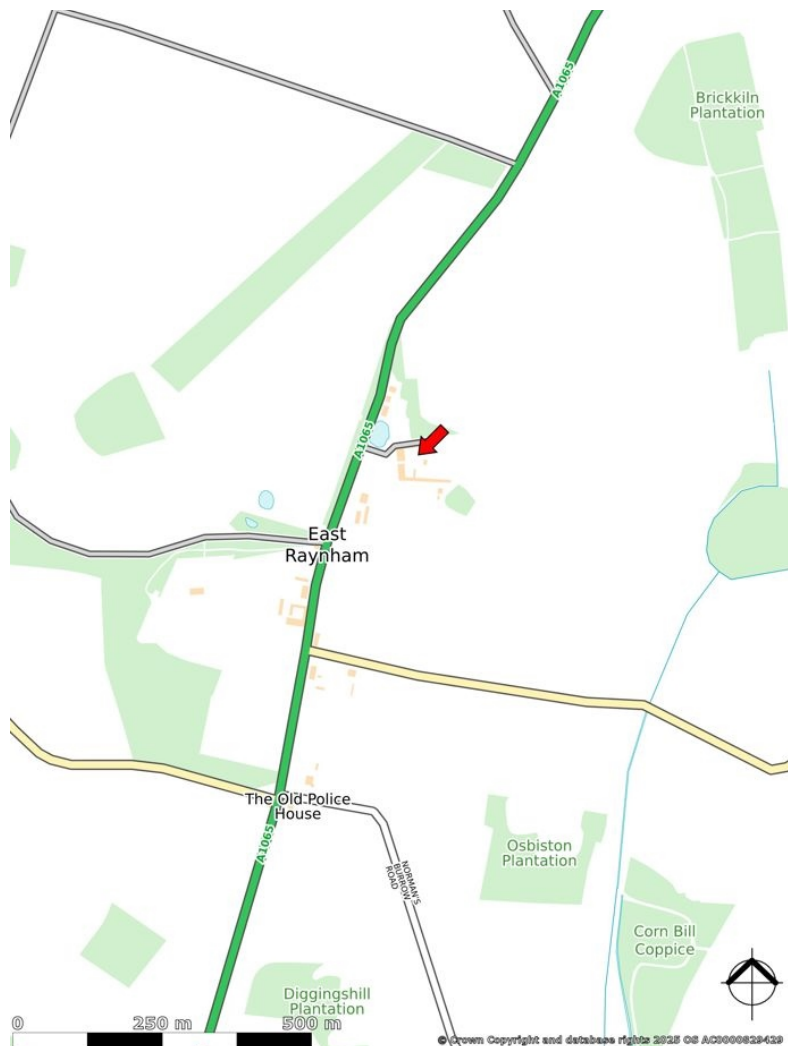
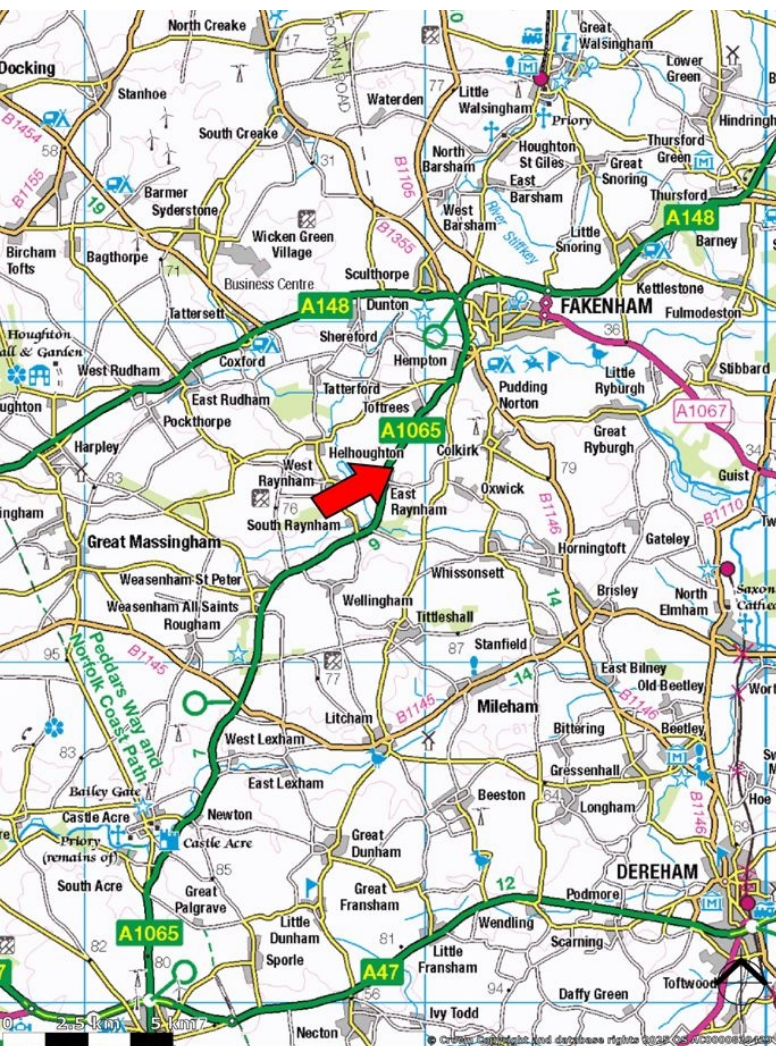
Service Charge

There will be a service charge payable in respect of the common areas.

Legal Costs

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

Chris Watkins
Roche Chartered Surveyors
 01603 756336 / 07742 960315
chrisw@rochechs.co.uk



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- 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.
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