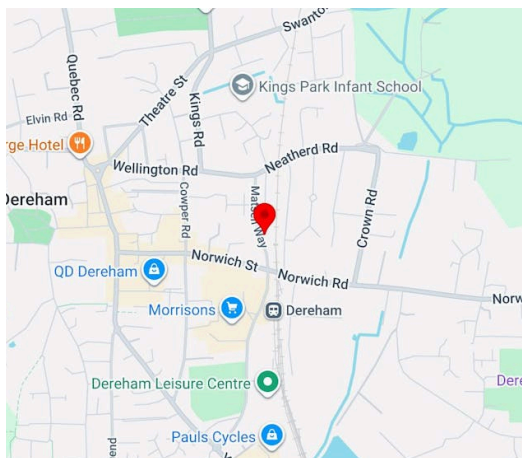




ROCHE

Matsell Way, Dereham, NR19 2XE
Leisure, Retail To Let | Rent on application | 9,472 sq ft
Prominent versatile town centre building with parking



Location

Dereham is one of Norfolk's principal market towns and sits centrally within the county, just off the main A47 trunk road, some 15 miles west of Norwich and 25 miles east of King's Lynn. The resident population has grown over recent years to around 19,256 (2021 census) and the district population to 141,500.

The property is located on Matsell Way, a busy link road between Norwich Street and Neatherd Road in Dereham town centre. Nearby occupiers include a Morrisons supermarket, Strikes Bowl, Dereham Leisure Centre and the mid-Norfolk Railway Station. The town's retail core is a short walk away.

Description

The property comprises a detached retail unit, originally constructed as a leisure facility, with large open plan sales area and ample ancillary accommodation.

The building sits on a large site of circa 0.9 acres which includes fully surfaced parking areas providing in excess of 40 spaces.

Key Points

- Central self-contained building
- 40+ parking spaces
- Large open-plan sales area
- Ancillary office, storage, kitchen and WC accommodation
- Potential for a variety of uses including retail, light industrial and leisure (stp)

Accommodation

Name	sq ft	sq m
Ground - Sales area	6,951	645.77
Ground - Ancillary	2,521	234.21
Total	9,472	879.98

Terms

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

Summary

- Rent: Rent on application
- Business rates: According to the HMRC website the current Rateable Value is £75,000. This is not the rates payable.
- Service charge: n/a
- VAT: Applicable. VAT is payable on the rent.
- Legal fees: Each party to bear their own costs
- EPC: C (55)
- Lease: New Lease

Further information

- [View details on our website](#)

Contact & Viewings

Graham Jones
01603 756338 | 07496 164609
grahamj@rochecs.co.uk

Chris Watkins
01603 756336 | 07742 960315
chrisw@rochecs.co.uk

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