



SITUATION

Located on the principal shopping street in the centre of this attractive market town, amongst such multiples including **NatWest, Boots, Betfred, Poundland, Specsavers, Co-op Foodstore, Subway, Barclays** and many others. Dereham lies 16 miles west of Norwich and 26 miles east of King's Lynn, enjoying good road communications with the A47 and the A1075.

PROPERTY

A mid terraced building comprising a **Ground Floor Shop** with separate front access to **Commercial Accommodation** on the first and second floors.

VAT is NOT payable in respect of this Lot

FREEHOLD offered with FULL VACANT POSSESSION

Note: There is potential to convert the upper part into Residential, subject to Planning consent.

Vacant Shop & Upper Part

The Surveyors dealing with this property are **JONATHAN ROSS** and **JOHN BARNETT**

* Refer to Point 9 in the 'Notice to all Bidders' page

ACCOMMODATION

Ground Floor Shop

Gross Frontage	23'5"
Internal Width	17'1"
Shop Depth	32'8"
Built Depth	37'3"
Area	Approx 560 sq ft
WC	

First Floor Commercial Accommodation (previously used as a Beauty Salon)

Area	Approx 460 sq ft plus 2 WC's
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Second Floor Commercial Accommodation

Area	Approx 530 sq ft
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View opposite the Property



JOINT AUCTIONEERS

Brown & Co. The Atrium, St George's Street, Norwich NR3 1AB. Tel: 01603 629 871 Ref: Ms Anna Smith

VENDOR'S SOLICITORS

Goodman Derrick LLP – Tel: 020 7404 0606
Ref: Dagmara Selwyn-Kuczera – Email: dselwyn-kuczera@gdlaw.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts