

**Retail Premises**  
97.64 M<sup>2</sup> (1,051SqFt)

Retail

For Sale

POPULAR MARKET TOWN

PROMINENT POSITION

LARGE DISPLAY FRONTAGE

ADDITIONAL FIRST FLOOR  
OFFICES

GRADE II LISTED

**7 Market Street, Wymondham, Norfolk NR18 0AJ**

Wymondham is an attractive market town located approximately ten miles south west of Norwich, along the busy A11, which links Norwich to Thetford and beyond to London.

The property is centrally located on the main retail street of Wymondham and occupies a prominent position. Nearby occupiers include Warners Financial Services, Spire Solicitors, The Lemon Tree Café and the RSPCA.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.



7 Market Street, Wymondham, Norfolk NR18 0AJ

Description

The unit comprises a traditional retail shop, with large display frontage.

The ground floor provides an open sales area, with first floor ancillary office and storage stretching over the arch.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

Description	M²	Sq Ft
Ground Floor		
Sales Area	42.64	459
First Floor		
Office	48.58	523
Kitchen/staff room	6.43	69
Total NIA	97.65	1,051

Terms

The freehold interest in the property is available for sale at **£160,000 exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Retail and Premises  
Rateable Value: £6,500  
Rates Payable 2023/2024: £3,243.50

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property is listed therefore exempt from an Energy Performance Certificate.

Viewing and further information

Strictly by appointment with the sole agent:

**Arnolds Keys 01603 216825**

Nick O'Leary

[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

DDi 01603 216827

Harry Downing

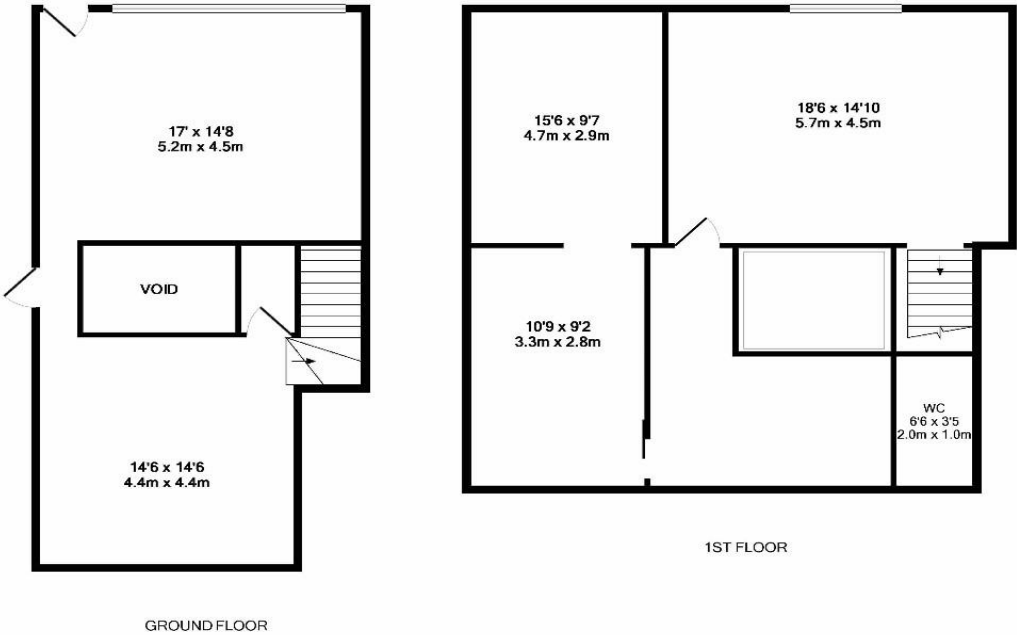
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SUBJECT TO CONTECT – HRD/njr/22329/120

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