

Dereham - 3 Quebec Street NR19 2DJ  
Restaurant Premises to Rent



BLUE ALPINE

PROPERTY CONSULTANTS



# Dereham - 3 Quebec Street NR19 2DJ

## Restaurant Premises to Rent



### Property Features:

- Comprises ground floor restaurant
- VAT is NOT applicable to this property
- Suitable for variety of uses (Class E)
- Available on a new lease with flexible terms
- Situated in the heart of the town centre with occupiers nearby including on Betfred, Subway, Boots, Barber`s and many more.

### Property Description:

Comprises large ground floor restaurant with bar, large kitchen, storage and wc, providing the following accommodation and dimensions:

Ground Floor: 180 sq m (1,937 sq ft)

Open plan restaurant, kitchen, storage, wc`s



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### Terms:

Available on a new lease with terms to be agreed by negotiation

Rent: £519.23 per week (PCM: £2,250)

Deposit: £6,750 (3 Months)

### Rateable Value: From 1<sup>st</sup> April 2026

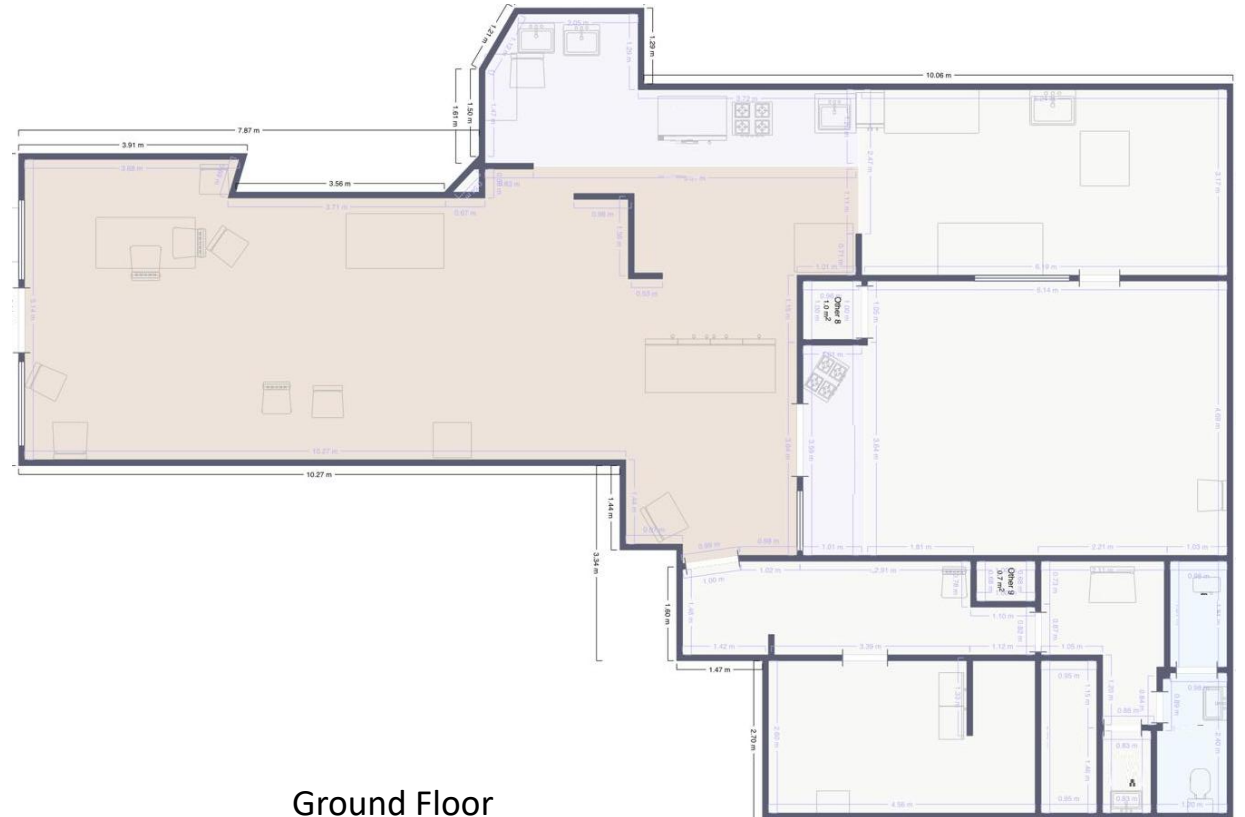
Rateable Value - £10,750 p.a.

Rates Payable - £0\*

\*Note - Small business rates relief available (subject to terms)

### EPC:

The property benefits from a C Rating. Certificate and further details available on request.



Ground Floor

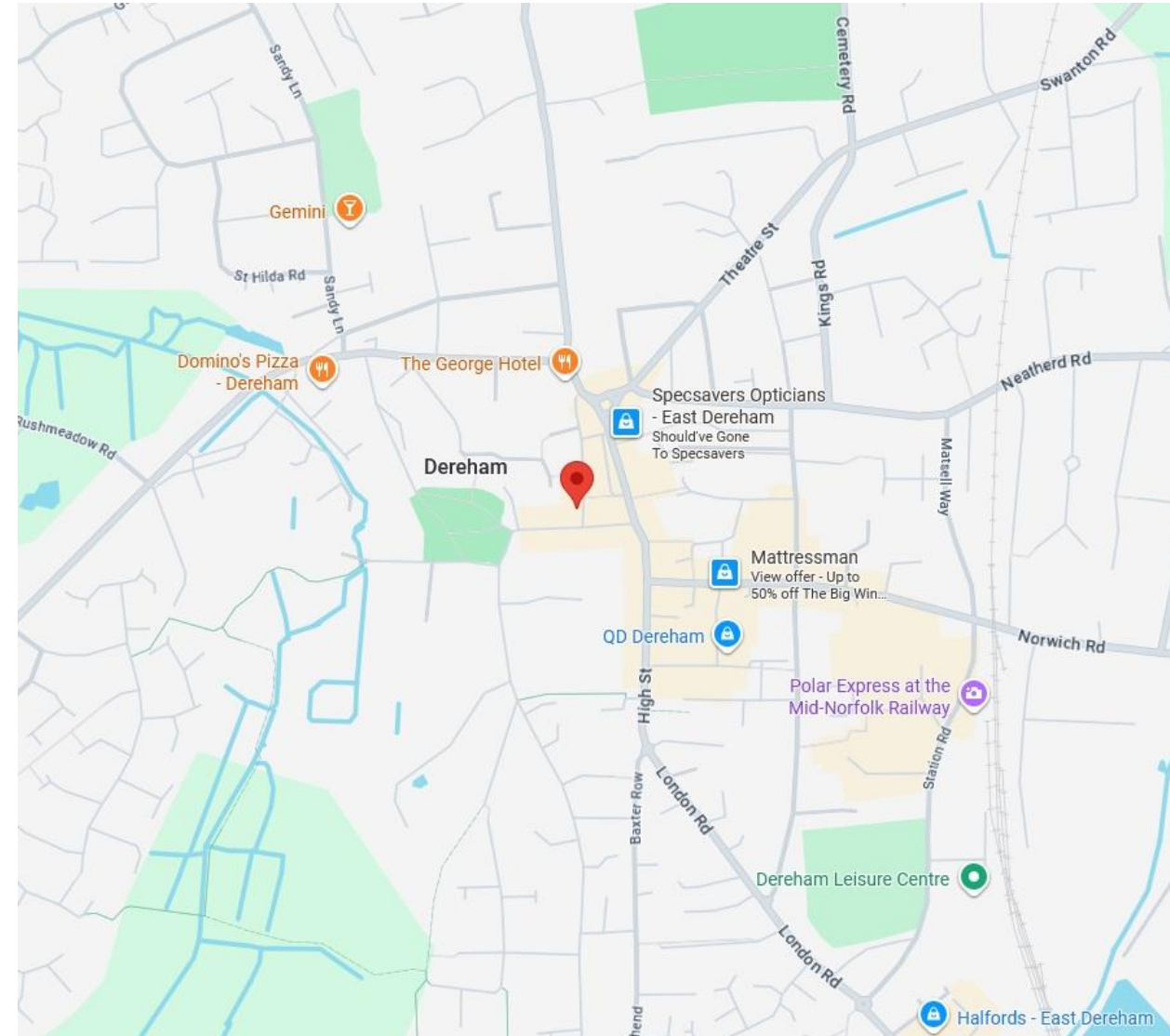
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### Location:

Dereham also known as East Dereham, is a market town located in the Breckland District of Norfolk. The town is located on the A47, 16 miles west of Norwich, 26 miles east of King's Lynn and 28 miles north of Diss. The property is situated in in the heart of the town centre with occupiers nearby including on Betfred, Subway, Boots, Barber`s and many more.



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### Contacts:

For further information or to schedule a viewing, please contact a member of our team below.



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