

1 Wood Avens Way,
Wymondham,
NR18 0XP

Available to rent


warners
RESIDENTIAL



- * Purpose built lock-up premises suitable for wide variety of uses
- * Set within small precinct on large development within easy reach of town centre
 - * Customers parking
- * Prominent highly usable frontage
 - * New lease

01953 604431

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13 Market Street, Wymondham NR18 0AJ

Location...

Wymondham is a South Norfolk gem situated approximately nine miles south west of Norwich city centre. This rapidly expanding, yet charming, historic market town enjoys a full range of services including:- Waitrose, Morrisons and Lidl supermarkets, three medical centres, four dentists, veterinary practice, a wide choice of pubs, restaurants and cafes, leisure and sports facilities, a full range of local schools including Wymondham College and Wymondham High Academy, both having excellent reputations. The town has an award winning railway station with regular services to Norwich, London, Cambridge and many other destinations via connections at Ely. Landmarks include the impressive Abbey, the Market Cross and the Bridewell Museum. The University of East Anglia, John Innes Institute, Food Research Institute and Science Park, Norfolk and Norwich Hospital, Norfolk Police Headquarters and Lotus Cars are all local employers served by the town.

Premises...

A smart modern lock-up retail unit set within a small precinct on a large development in the residential area of Harts Farm on the east of Wymondham. Having ready access to main road links and approximately fifteen minutes from the Norwich to Cambridge rail line.

Terms

The premises are available to let on a new full repairing lease for a term to be agreed by negotiation for three or more years.

Rent

£12,280 per annum exclusive plus vat.

Business Rates

Rateable Value £8700pa. Under the new rating system, there is a dual rating.

For businesses involved in retail, hospitality and leisure from the 1st April 2026 £3410.40pa.

For offices and businesses not involving customer accessibility £3845.40pa.

The property does attract small business rate relief of 100%, subject to the rate payer being eligible.

Please confirm with South Norfolk Council.

Legal Costs

The ingoing tenant to be responsible for Landlords reasonable legal costs in the transaction.

Insurance

Tenant to be responsible for a share of annual buildings insurance for the whole of the landlords property.

Possession

Upon completion of the legal formalities.

Restrictive Covenant

The premises may not be used for Estate Agency or for the sale of goods in competition with the existing shop or to compete with the take away food shop.

Accommodation -

Glazed door access into:-

Reception Area (triangular) 19' x 18'6" maximum

Picture window, opens to:-

Main Show Room Space 19' x 19'

Large picture window to front aspect, door at rear to:-

Staff Kitchen Area

Plumbing for sink.

WC

MONEY LAUNDERING REGULATIONS

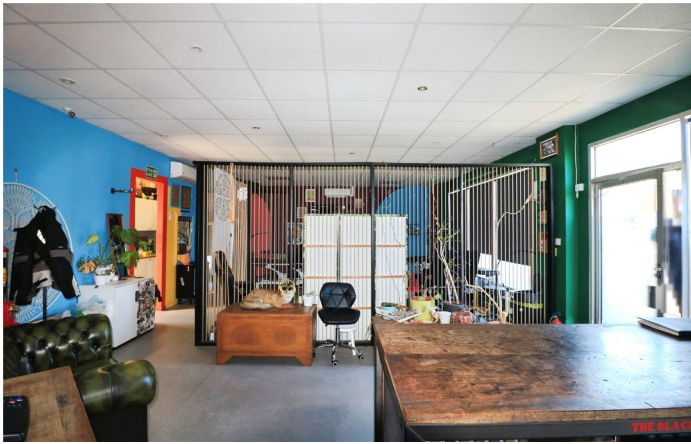
Intending purchasers will be asked to produce identification documentation at a later stage, we would ask for your co-operation in order that there will be no delay in agreeing the sale.

CONSUMER PROTECTION ACT

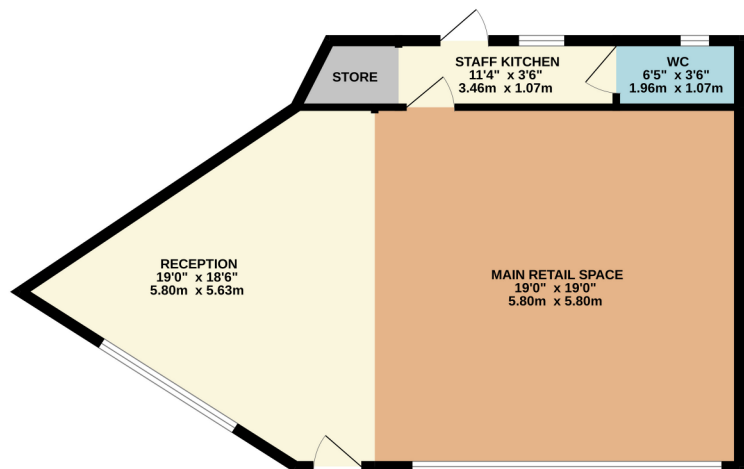
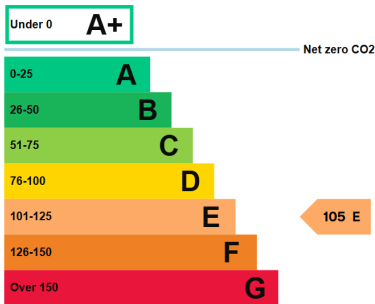
The Agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for the purpose. A Buyer is advised to obtain verification from their Solicitor or Surveyor. References to the Tenure of a Property are based on information supplied by the Seller. The Agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.

DATA PROTECTION ACT 1998

Please note that all personal information provided by customers wishing to receive information and/or services from WARNERS will be processed by WARNERS.



GROUND FLOOR
656 sq.ft. (61.0 sq.m.) approx.



TOTAL FLOOR AREA: 656 sq.ft. (61.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their capability or efficiency can be given.
Made with Blueprints CO2CIS

Office Hours

Mon-Fri 9am-5.30pm
Sat 9am-3pm

Free Valuation

If you are thinking of selling, why not take advantage of our free valuation service. Fees only charged in the event of sale.

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