

RETAIL

FOR SALE



45 King Street, Thetford

IP24 2AU

157175/2025A

Eddisons

# 45 KING STREET

THETFORD, NORFOLK, IP24 2AU



Agreement

For Sale



Detail

Retail



Price

£210,000



Size

80.19 sq m (864 sq ft)



Location

Thetford, IP24 2AU



Property ID

157475/2025A

**For Viewing & All Other Enquiries Please Contact:**



**Simon Burton**

**BSc (Hons)**

**Director**

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Property

Prominent town centre terrace premises formerly operated as a fish and chip shop. and now available freehold with vacant possession. The property is arranged over ground and first floor and is of brick built construction under pitched roof. The ground floor benefits from a glazed timber-framed frontage and provides retail accommodation whilst the upper parts are ancillary storage and accessed via the ground floor. .

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total NIA	80.27	864

Energy Performance Certificate

The property has an EPC of D (93). A copy of the EPC is available on our website.

Services

Mains electricity, gas and water are believed to be available to the premises. Interested parties are however advised to make their own enquiries of the relevant service providers. Often, where buildings are vacant, services can be disconnected so no warranty can be given in respect of the connection, condition or working order of services, fixtures and fittings.

Town & Country Planning

The property was most recently used as a takeaway for over 10 years. Interested parties should make their own enquiries of Breckland Council planning department as to the suitability of their proposed use of the property.

Rates

**Charging Authority:**  
**Description:**  
**Rateable value:**

Breckland  
Shop and Premises  
£9,100 (2023 assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The property is available freehold with vacant posession.

Price

**For Sale £210,000 offers in the region of.**

VAT

VAT will be charged in addition to the rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Anti-Money Laundering

Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.



## Location

Thetford is a historic market town located close to the Norfolk/Suffolk border. The town is situated off the A11 bypass and provides excellent road access to Cambridge, Norwich, and London. Bury St Edmunds is situated approximately 11 miles to the south via the A134. The property is situated on Kings Street which is the town's main high street and occupies a prominent position just off King Street Square. The property is within walking distance of both the bus and rail stations and sits adjacent to Kings House which is home to the town council's offices. Nearby occupiers include Lloyds Bank, Savers and the town council.









