RETAIL FOR SALE



45 King Street, Thetford IP24 2AU

157175/2025A





# **45 KING STREET**

THETFORD, NORFOLK, IP24 2AU

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Agreement	Detail	Price	Size	Location	Property ID
For Sale	Retail	£210,000	80.19 sq m (864 sq ft)	Thetford, IP24 2AU	157475/2025A

For Viewing & All Other Enquiries Please Contact:



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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.



## **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: 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**

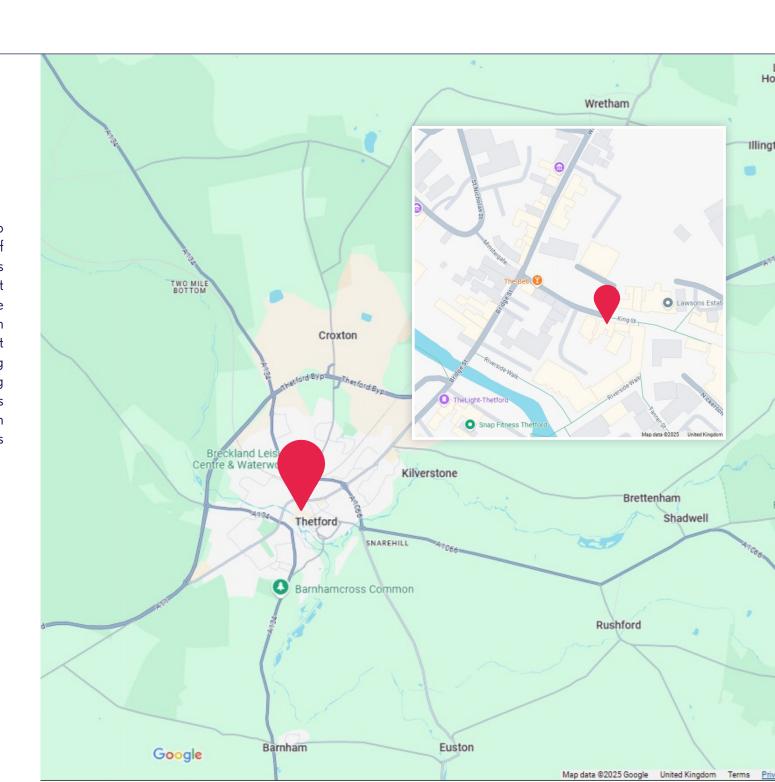
Prospective purchasers will be required to provide confirmation of their source of funding and pass the necessary Anti-Money Laundering checks undertaken by the agents prior to instruction of solicitors. Further information regarding these requirements will be provided in due course.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents 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 in good faith and are believed to be correct but any intending purchasers 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 Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

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## 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.



## **Eddisons**



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