



A PROMINENT RETAIL UNIT WITHIN THE TOWN'S PRIMARY RETAIL DESTINATION.

FAKENHAM | NORTH NORFOLK

Available as a whole this unit presents a great chance to occupy a prominent retail unit in a prime position within the Millers Walk shopping centre, the town's primary retail destination with a c. 180 space customer car park.

TO LET £16,250

BROWN & CO

DESCRIPTION

Unit 6, Millers Walk, Fakenham, NR21 9AP

Unit 6 is a large retail unit which is occupied by Special Moments and is in one of the best positions within the Millers Walk shopping centre.

The unit is available as a whole and would be suitable for a range of uses (subject to planning).

LOCATION

Millers Walk shopping centre is the town's primary retail destination located between Fakenham's principal car park and the town centre.

Millers Walk contains the majority of the town's retail offering with occupiers such as Argos, Grape Tree., Specsavers, Greggs Bakery and Subway.

ACCOMMODATION

	Sq M	Sq ft
Ground Floor	49.4	531
First Floor	32.2	346
Total	81.6	877

These measurements are approximate and taken from the VOA.

There are two large customer car parks with approximately 180 spaces along with an additional private car park.

VAT

It is understood that VAT is not applicable.

EPC

EPC C

RATEABLE VALUE

The Rateable Value is £10,750

TENURE

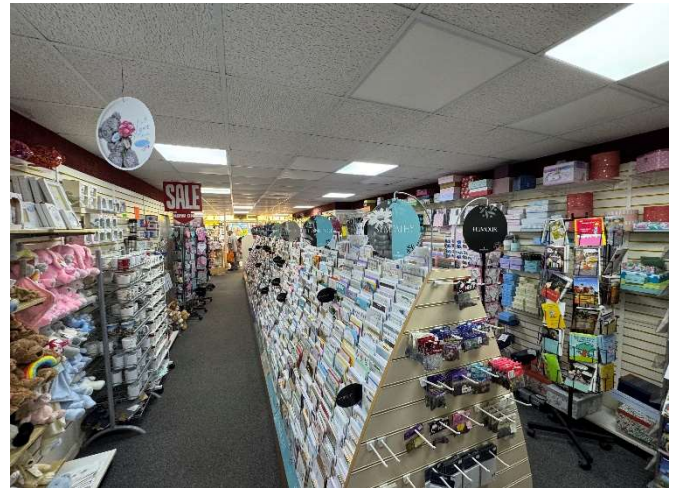
Leasehold. The unit is available by way of a new effective, full repairing and insuring lease for a length of term to be agreed, subject to 5 yearly upward only rent reviews.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Brown & Co
1A Market Place
Holt
Norfolk,
NR25 6BF

Tom Cator
01263 713143
tom.cator@brown-co.com



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