



PRIME TOWN CENTRE DEVELOPMENT OPPORTUNITY

FAKENHAM | NORTH NORFOLK

A freehold property of approximately 3,966 sq. ft. in a prominent position just off the Market Place, with 22 on-site parking spaces and strong potential for residential, commercial or mixed use redevelopment (subject to planning)

FOR SALE/TO LET GUIDE £200,000
RENT £12,000 p.a.

BROWN & CO

DESCRIPTION

The Old Snooker Hall, Rear of 21 Oak Street, Fakenham, Norfolk, NR21 9DX

The Old Snooker Hall sits just off Fakenham Market Place within the Tesco car park, beside one of the town's principal public parking areas. Extending to approximately 3,966 sq ft (368.6 sq m) with around 22 on-site spaces, it offers flexible, largely open-plan accommodation that can be occupied as a single unit or subdivided, subject to consent.

Available with vacant possession and ready for immediate occupation, the site is considered suitable for residential, commercial or mixed-use development, including up to six residential dwellings, subject to planning permission. Together, its location, parking and redevelopment potential make this a versatile freehold opportunity in one of North Norfolk's principal market towns.

The property is ready for immediate occupation.

LOCATION

Fakenham serves a wide rural catchment with a comprehensive range of retail, leisure and commercial amenities. It lies 25 miles north-west of Norwich and 22 miles north-east of King's Lynn, with convenient access to the A148 and the wider regional road network. The town is also a gateway to the North Norfolk coast, with Wells-next-the-Sea, Holkham and Burnham Market all within easy reach.

There is rail access via King's Lynn (22 miles) or Norwich (25 miles).

ACCOMMODATION

Name	Sq M	Sq ft
Ground Floor	368.6	3966
Total	368.6	3,966

These measurements are approximate.

VAT

It is understood that VAT is not applicable.

EPC

EPC rating TBC

RATEABLE VALUE

The Rateable Value is £6,100

TENURE

Freehold:- The premises are offered for a guide price of £200,000

Leasehold:- The premises are available on a new full repairing and insuring lease for a length to be agreed.

VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

Brown & Co

1A Market Place
Holt
Norfolk,
NR25 6BE

Tom Cator

01263 713143
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