



4 DRAYTON HIGH ROAD, DRAYTON, NORFOLK, NR8 6AF

FORMER HOT FOOD TAKEAWAY

- Highly visible trading location on Drayton High Road
- Suitable for a variety of uses (STP)
- To be refurbished
- 6 on site parking spaces

TO LET £25,000 pax | 95.17 sq m (809 sq ft)

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BROWN & CO

Property and Business Consultants
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Location

Drayton is a suburb of Norwich situated approximately four miles to the north west of Norwich city center on the A1067.

The property occupies an accessible location on the corner of Drayton High Road and Low Road opposite The Cock Inn pub.

Other nearby occupiers include Willows Café Bistro, Domino's Pizza and Applegreen petrol filling station.

Description

Formerly a butcher's shop and hot food takeaway, part of the property is occupied by an estate agent and the takeaway area is being refurbished to provide a single unit.

The door is to be moved to create a reception area. The floor will be levelled and larger 'shop front' windows installed.

There are some internal walls that could be moved subject to a potential tenant's requirements.

Externally the property has parking for six spaces.

Planning

The property currently has a Sui Generis planning use as a hot food takeaway however there are permitted development rights to change this use to Class E without the need for planning permission. Class E allows all professional services, retail, financial services or even a day nursery

Accommodation

The property provides the following net internal floor area.

| Floor Area (NIA) | sq m | sq ft |
|------------------|--------------|------------|
| Shop/Office | <u>95.17</u> | <u>809</u> |

Services

We understand the property is connected to mains electricity and sewage. The water is supplied by a borehole.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier. The premises are yet to be assessed for business rates.

Rent

£25,000 per annum exclusive.

Tenure

The premises is available to let on a new full repairing and insuring lease for a number of years to be agreed.

VAT

It is understood that VAT is applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC Rating

The property has an EPC rating of D (81).

Viewing & Further Information

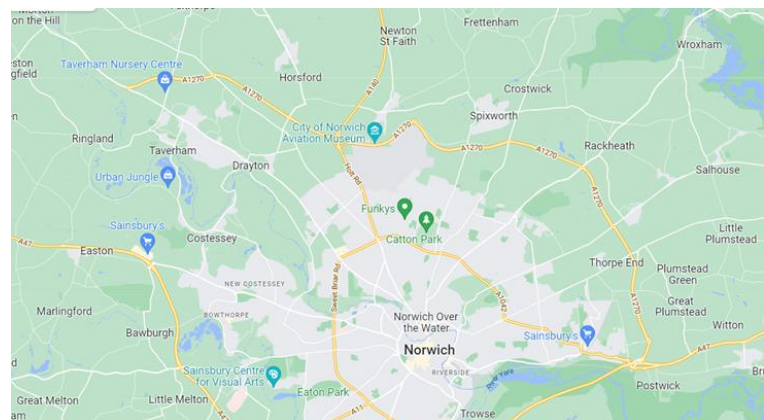
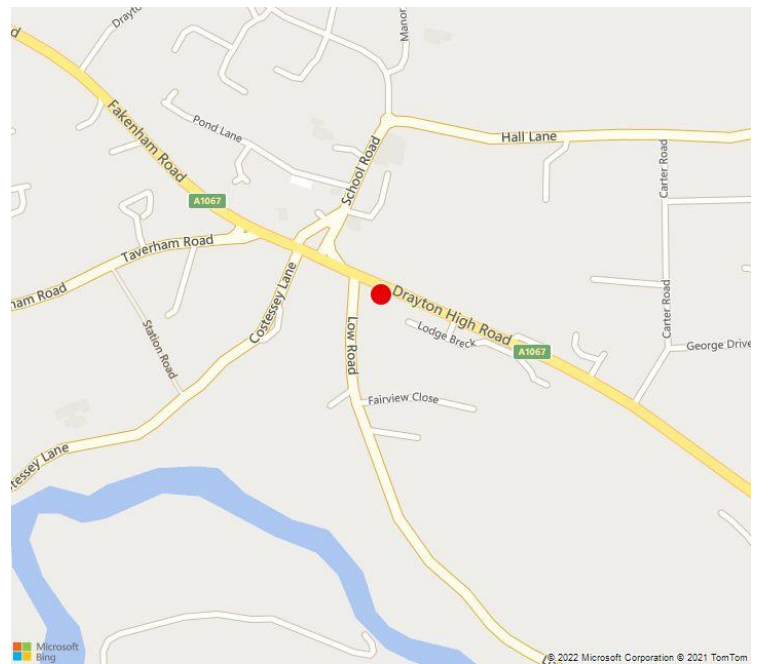
Strictly by appointment with the sole letting agent:-

Andrew Haigh

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