



5 CHASTON PLACE, HIGH STREET, WATTON, IP25 6XE

HIGH STREET RETAIL UNIT | CLASS E

- Busy market town location
- Carpark and loading to the rear with circa 21 spaces
- Prominent high street position

TO LET £55,000 per annum | 1,019.5 sq m (10,974 sq ft)

Katie Bates

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BROWN & CO

Property and Business Consultants

brown-co.com

Location

The property is located in Watton, a busy Norfolk market town. It is about 28 miles southwest of Norwich and 14.5 miles northeast of Thetford. Watton is approximately 7 miles from the A11, the main road between Norwich, Cambridge and London.

The property is situated prominently on the High Street, with nearby occupiers to include Myhills, Boots and Cecil Amey Opticians.

Description

The property comprises a two storey retail premises on Watton High Street. The ground floor features an open-plan sales area with storage and WCs to the rear. The first floor is accessed by staircase or lift and provides additional storage, staff training room/office and kitchen facilities.

To the rear of the property is a customer carpark and there is further public parking nearby.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor sales	579.9	6,242
Ground floor ancillary	204.4	2,200
First floor ancillary	235.2	2,531
Total NIA	1,019.5	10,974

Services

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 have the following assessment:-

Description	Shop and Premises
Rateable Value	£56,000
Rates payable for 2025/2026	£30,576

Tenure

The Property is available by way of a new full repairing and insuring lease for a term of years to be agreed for a rent of **£55,000 per annum exclusive**.

VAT

It is understood that VAT is applicable.

Legal Costs

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

EPC Rating

The property has a rating of E(118).

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB

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