

SHOP

FOR SALE



45 King Street, Thetford

IP24 2AU

157175



BTG
Eddisons

45 KING STREET

THETFORD, NORFOLK, IP24 2AU



Agreement

For Sale by Auction
26/03/2026



Detail

Retail



Price

£110,000 offers in excess of



Size

80.19 sq m (864 sq ft)



Location

Thetford, IP24 2AU



Property ID

157475

For Viewing & All Other Enquiries Please Contact:



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Director

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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.

Area	m ²	ft ²
Ground Floor	38.94	420
First Floor	41.25	444
Total NIA	80.19	864

Energy Performance Certificate

The property has an EPC of D (93). A copy of the EPC is available on our website.

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.

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.

Rates

Charging Authority: Breckland
Description: Shop and Premises
Rateable value: £9,600 (2026 assessment)

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

VAT

We are advised that VAT is not payable on the purchase price.

Tenure

The property is available freehold with vacant possession.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

Price

For Sale by live streamed auction on 26th March 2026.

Seeking offers in excess of £110,000.

The sale of this property will take place on the stated date by way of live streamed auction and is being sold under the unconditional sale type.

Binding contracts of sale will be exchanged at the point of sale.

All sales are subject to our Common Auction Conditions and Bidder Terms. Properties located in Scotland and Northern Ireland will be subject to applicable local laws.

Auction Deposit and Fees

The following deposits and non-refundable auctioneers fee apply:

10% deposit (subject to a minimum of £5,000)

Buyers Fee of 2.4% of the purchase price.

There may be additional fees listed in the Special Conditions of Sale, which will be available to view within the Legal Pack. You must read the Legal Pack carefully before bidding.

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.

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.







