

Dereham - 32 Norwich Street, Norfolk NR19 1BX  
Freehold Retail Investment



**BLUE ALPINE**

PROPERTY CONSULTANTS



# Dereham - 32 Norwich Street, Norfolk NR19 1BX

## Freehold Retail Investment



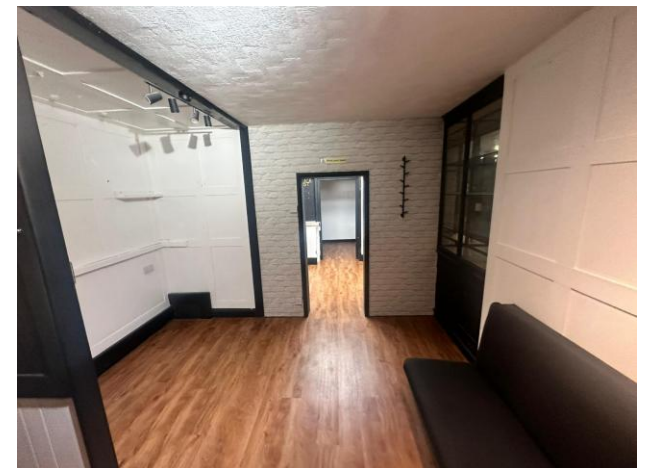
### Investment Consideration:

- Purchase Price: £90,000
- Vacant possession
- ERV: £9,000 p.a. GIY: 10.00%
- VAT is NOT applicable to this property
- Comprises ground floor retail shop
- Suitable for variety of uses (Class E)
- Situated in the heart of the town centre within short walk from Nelson Place Shopping Centre.
- Occupiers nearby include Hair Salon, Butchers, Takeaway, Café, Public House and many more.

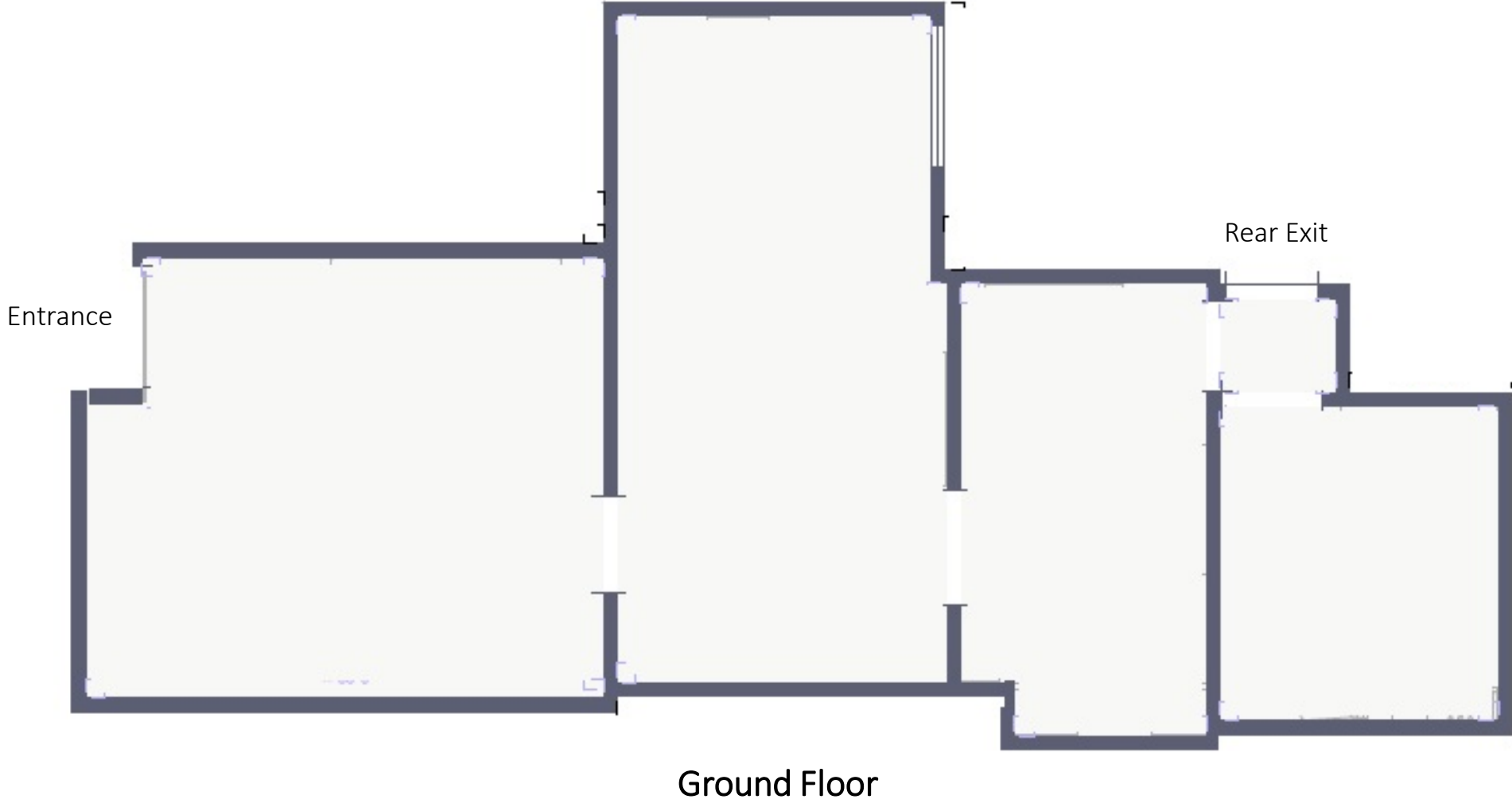
### Property Description:

Comprises mid-terrace ground floor shop, previously t/a Hair Salon, providing the following accommodation and dimensions:

Ground Floor: 46.5 sq m (500 sq ft)  
Open plan retail, kitchen, storage, wc



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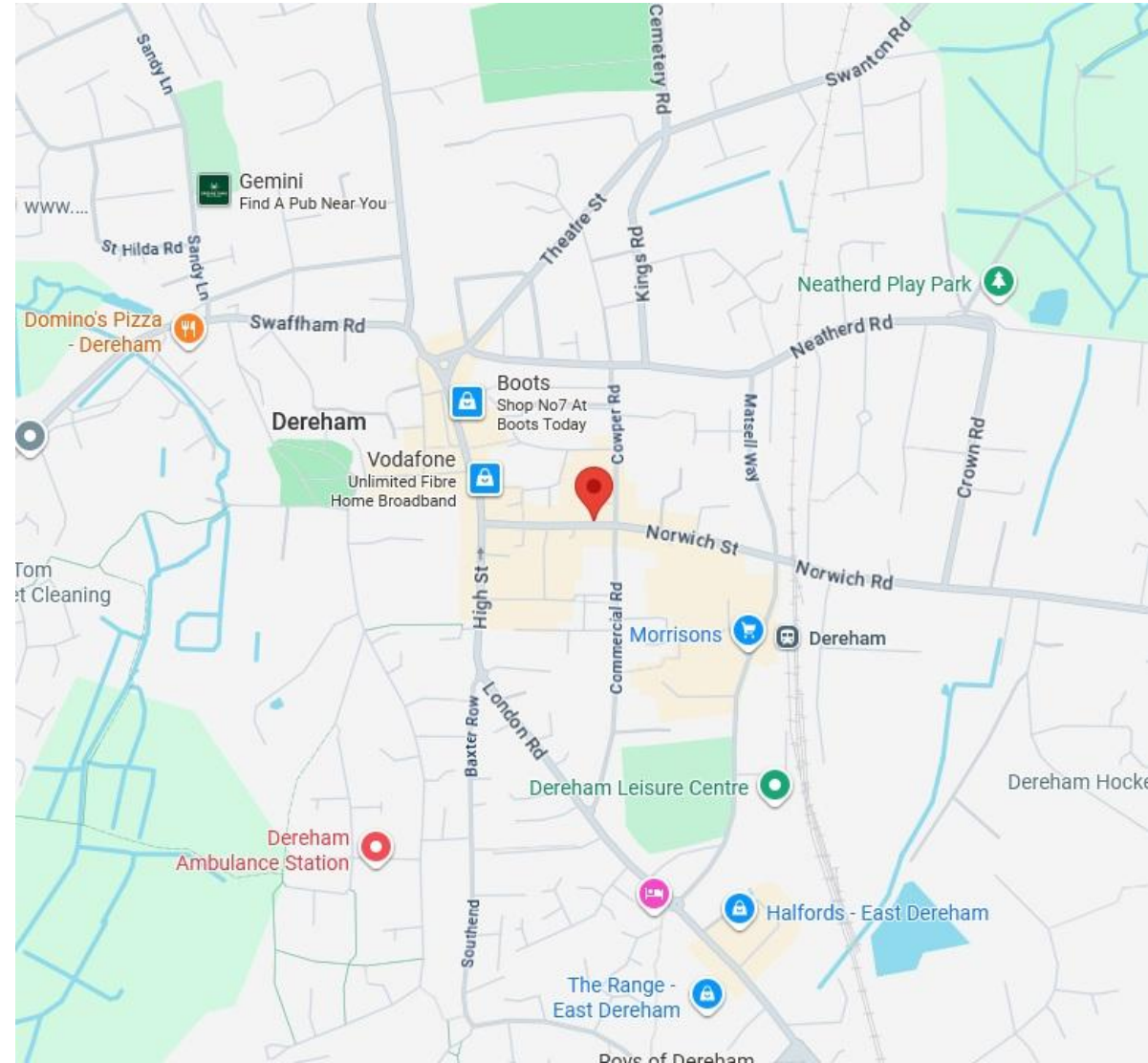


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## Location:

Dereham also known as East Dereham, is a market town located in the Breckland District of Norfolk. The town is located on the A47, 16 miles west of Norwich, 26 miles east of King's Lynn and 28 miles north of Diss. The property is situated in the heart of the town centre within short walk from Nelson Place Shopping Centre. Occupiers nearby include Hair Salon, Butchers, Takeaway, Café and many more.



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### Contacts:

For further information or to schedule a viewing, please contact Joseph Bachman or Sam Georgev.



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# BLUE ALPINE

PROPERTY CONSULTANTS

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