

## Office premises

### TO LET

London House

9 Dereham Road

Mattishall NR20 3QB

80.7–145.25 sq. m (870-1560 sq. ft.)



#### LOCATION

The subject property is located fronting Dereham Road situated in Mattishall, which is in the heart of Norfolk 13 miles from the centre of Norwich and four miles from Dereham, at the geographical centre of Norfolk.

There are many facilities that serve this thriving and active community. Among these include: a primary school, doctors' surgery, several churches, many clubs and societies, sports facilities, a variety of local shops, a café, an enterprise and training centre with gym and restaurant, and a pub.

#### ACCOMMODATION

The subject property comprises a two-storey building of brick construction, providing various recently refurbished offices, kitchen/staff room and WC facilities. The property benefits from an oil fired boiler and LED lighting. The first floor offices could be used for residential accommodation.

The property provides the following approximate areas:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Front offices	80.70	870
	Rear office	22.56	243
	Rear lobby	-	-
	Kitchen	-	-
	WC	-	-
First Floor	Offices	42.00	450
	<b>Total:</b>	<b>145.26</b>	<b>1563</b>

#### TENURE

The property is being offered by way of a new; a full repairing and insuring lease for a term of **three** years, at an annual rent of **£8,700 - £14,695(pax)** depending on the space taken.

## RATEABLE VALUE

The property has been entered onto the Valuation Office Agency website as followings:

Description: Shop and Premises

Rateable Value: **£6,400**

Rates Payable 2019/20: **£3,094.03**

We are informed that those occupiers who qualify for small business rates relief will not be liable for business rates. Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of **TBC**. Further details are available upon request.

## LEGAL COSTS

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

## VIEWING

Strictly by appointment through sole agents:

**Goodge Property Services**

Contact: Tim Goodge Tel: 07855 885454 Email: [tim@goodgepropertyservices.co.uk](mailto:tim@goodgepropertyservices.co.uk)

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Important Note: These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. Goodge Property Services has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. Goodge Property Services have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property.



