

TO LET

Retail Premises

12-14 Market Street

Whartons Court

Wymondham

NR18 0BB

88.3 sq.m. (950 sq. ft.)

LOCATION



Wymondham is an attractive market town located approximately ten miles southwest of Norwich, along the busy A11, which links Norwich to Thetford and beyond to London. The property is centrally located on the main retail street of Wymondham and occupies a prominent position. Nearby occupiers include Warners Estate Agents, Spire Solicitors, The Courtyard Coffee Shop, Footsure and Hair Kandi.

ACCOMMODATION

The subject premises comprises a ground floor retail unit, forming part of the Whartons Court retail parade.

The property provides ground floor retail/office accommodation with the following approximate area:-

Floor	Description	Sq. M	Sq. Ft
Ground Floor	Front Retail area	43.30	466
	Rear Retail Area	45.00	484
	WC	-	-
	Total:	88.30	950

TENURE

The property is being offered by way of a new; internal repairing and insuring lease for a term to be agreed at a commencing rental of **£14,995 pax** excl. subject to 3 yearly upward only rent reviews.

The tenants will be responsible for the maintenance of their interior and their shop front and for the payment of the service charge to cover the landlord's expenses of maintaining the common facilities within the building, including the fire alarm and external maintenance.

RATEABLE VALUE

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

Description: Shop and Premises

Rateable Value: **£16,750**

Rates Payable 2026/27: **£TBC**

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of **C**. 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

SUBJECT TO CONTRACT

August 2026

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.



