

01603 629871 | norwich@brown-co.com



Former Care Facility in the grounds of Carmelite Monastery, Quidenham, NR16 2PH
TO LET £22,500 pax

Former Residential Care Facility

- Picturesque and tranquil setting
- Combination of office/ meeting rooms
- First floor residential accommodation
- Suitable for alternative uses, subject to planning

338.2 sq m (3,640 sq ft)

Location

Quidenham is a village approximately 13 miles from Thetford and 11 miles from Wymondham. It is located on Hargham Road just off the A11 at Snetterton.

The property is accessed via a long driveway in a picturesque rural setting within the grounds of the Carmelite Monastery.

Description

The property comprises a two-storey former residential care facility with ground floor office/ communal rooms, WCs and kitchens, with first floor bedroom accommodation and bathroom/ wet room facilities.

There are a number of rooms on both the ground floor and first floor which can be adapted to suit a number of uses, subject to planning.

Externally, there is a shared courtyard at the front of the property in addition to a large, dedicated carpark off the main drive into the grounds.

At the rear of the property is an enclosed private courtyard area.

There is the opportunity to let the neighbouring office building in addition to the former care facility. The offices are 144.8 sq m (1,559 sq ft). Please enquire for further details.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Ground floor	184.4	1,985
First floor	153.8	1,655
Total NIA	338.2	3,640

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	Hospice & premises
Rateable Value	£19,000
Rates payable for 2021/2022	£9,481*

*At present the premises has a combined assessment with the neighbouring office which would be divided if the buildings are let separately.

Planning

The property is currently assigned to Use Class C2 but would be suitable for a number of uses subject to planning.

Tenure

The Property is available by way of a new full repairing and insuring lease for a rent of **£22,500 per annum exclusive** for a term to be agreed.

VAT

It is understood that VAT is not applicable.

Legal Costs

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

EPC Rating

The property has an EPC rating of B (31).

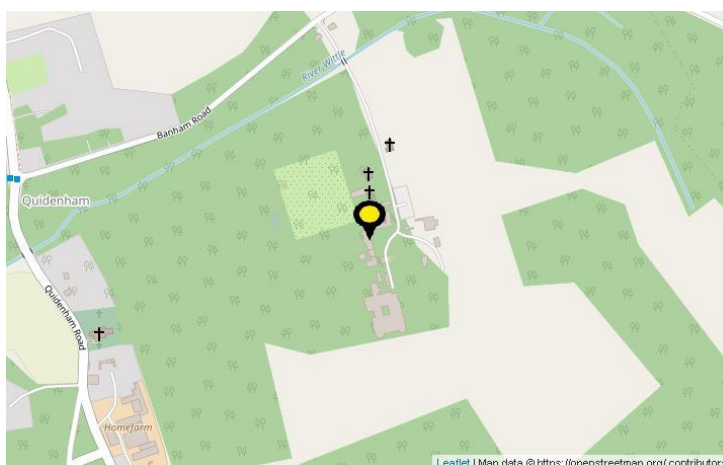
Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

Anna Smith
01603 598248
anna.smith@brown-co.com

Nick Dunn
01603 598 241
nick.dunn@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in August 2021.

