AOT, Fakenham, Norfolk

Commerical Property For Sale



Cruso & Wilkin



An exciting opportunity to purchase a versatile commercial property

Fakenham, Norfolk, NR21 7LA

Summary

AOT comprises a well-established light industrial facility occupying a prominent and accessible location within the market town of Fakenham.

The property presents an attractive opportunity for continued industrial use, or an alternative commercial and/or development opportunity, subject to the relevant consents.

- Approximately 8,287 sq ft of industrial space with ancillary areas including ample on-site parking, office space and WCs.
- Site extends to approximately 0.317 hectares (0.783 acres).
- Class E planning use (retail, food & drink, offices & professional services, indoor sport & recreation, light industrial, learning & training).

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Location

Fakenham, Norfolk

AOT is located on Hempton Road, Fakenham, NR21 7LA, one of Fakenham's principal commercial areas.

The property is easily accessible via the A1065 and A148 routes into Fakenham.

What3words:
marathon.investors.traffic

Directions

The property is situated on Hempton Road. From the A148 or A1065, proceed towards Fakenham and follow signs for the town centre before turning onto Hempton Road. Continue towards Fakenham town centre along Hempton Road, where the property will be located.

Contact Details

Vendor's Agent

James Watchorn & Tom Whiffen

Cruso & Wilkin
Hillington Office

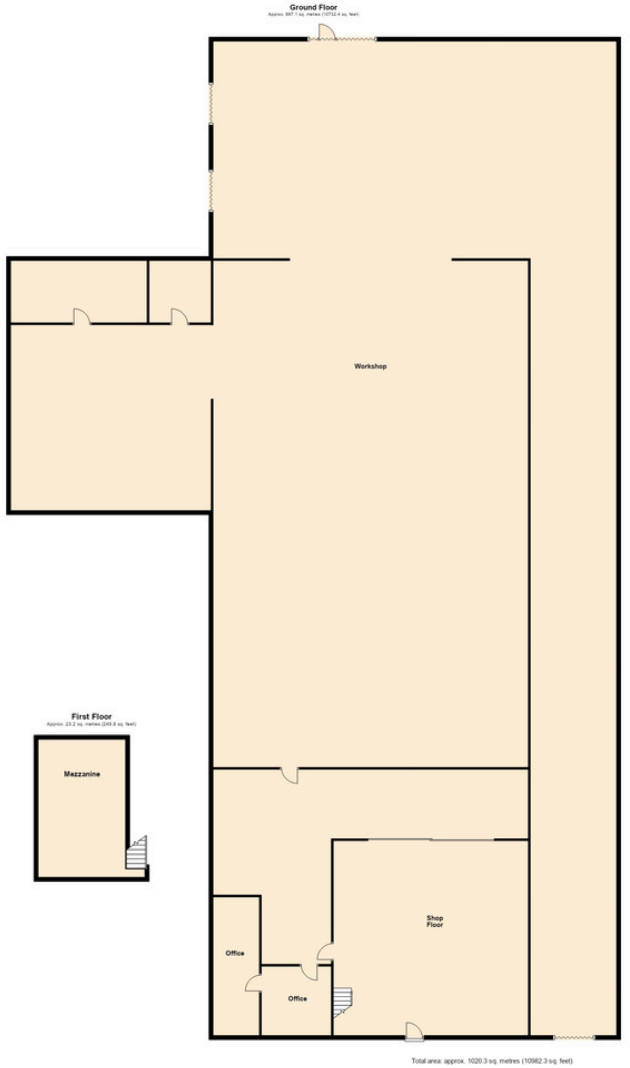
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Opportunity

An excellent opportunity to acquire a versatile commerical property situated on Hempton Road, Fakenham. The property benefits from Class E planning use, providing a wide range of potential uses.

Historically utilised for fabrication, hydraulic and precision engineering, the premises are well suited to a variety of commercial, industrial, storage or development uses.

The property offers considerable flexibility, benefitting from good road links and the added advantage of being within walking distance of Fakenham town centre.

Property Description

- Approximately 8,287 sq ft of industrial space with ancillary areas including ample on-site parking, office space and WCs.
- Site extends to approximately 0.317 hectares (0.783 acres).
- Class E planning use (retail, food & drink, offices & professional services, indoor sport & recreation, light industrial, learning & training).
- The property currently has a business rating of £32,050.
- Swaffham 15 miles, King's Lynn 20 miles and Norwich 25 miles.





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Money Laundering Regulations

Under the provisions of The Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to provide (a) photographic ID (i.e. passport or driving licence), and (b) proof of address (i.e. a utility bill or bank statement), together with proof of funds on acceptance of an offer. We will be undertaking an external credit check with Smart Search on the Purchaser. This will not affect the Purchaser's Credit Rating.

Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective purchasers are advised to check measurements for any particular purpose e.g., Fitted carpets and furniture. No assumptions should be made with regard to photographs e.g., that any contents shown are included in the sale. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessor**s.**

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