
abbotFox
COTTON WORLD
35
GUYS

Norwich Street, Dereham
Offers In Excess Of £350,000

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We are a team of genuine individuals who hold a deep passion for both property and marketing. Collectively, we bring over 70 years of experience in the property market of Norfolk and Suffolk. Our affection for both counties runs deep, and we are enthusiastic about sharing our passion with you.

Colin McKenzie I **Branch Partner**











THE DETAIL___

abbotFox presents this mixed use opportunity, set in the heart of the popular market town of Dereham. Offering commercial, residential and development opportunities all rolled into one, this is an ideal opportunity for any investment buyer.

Residential
Independently accessed via a personal door set off the road, this home offers an abundance of space, with an entrance hall, cloakroom and kitchen diner on the ground floor. This leads to a cellar and also offers stairs to the first floor. The first floor offers a spacious lounge, three bedrooms and a bathroom off-landing.

Commercial
With an impressive frontage, that offers plenty of exposure for any business from passing pedestrians and vehicles, this space is set over the ground floor and offers an inviting entrance way, into two generous reception areas, rear lobby, kitchenette / office area, store room and WC.

Development
Set to the rear of the property is a generous two storey building, which currently comprises of a store room, two generous garages and offers scope for development into residential accommodation (STPP).

Our Agents View
"Opportunities such as this, that offer a variety of uses and potential are rare to find. Dereham is a popular market town that has shown substantial growth and the potential to see here is plain to see. For any investor, the possibility of multiple income streams, means this is an opportunity not to be missed"





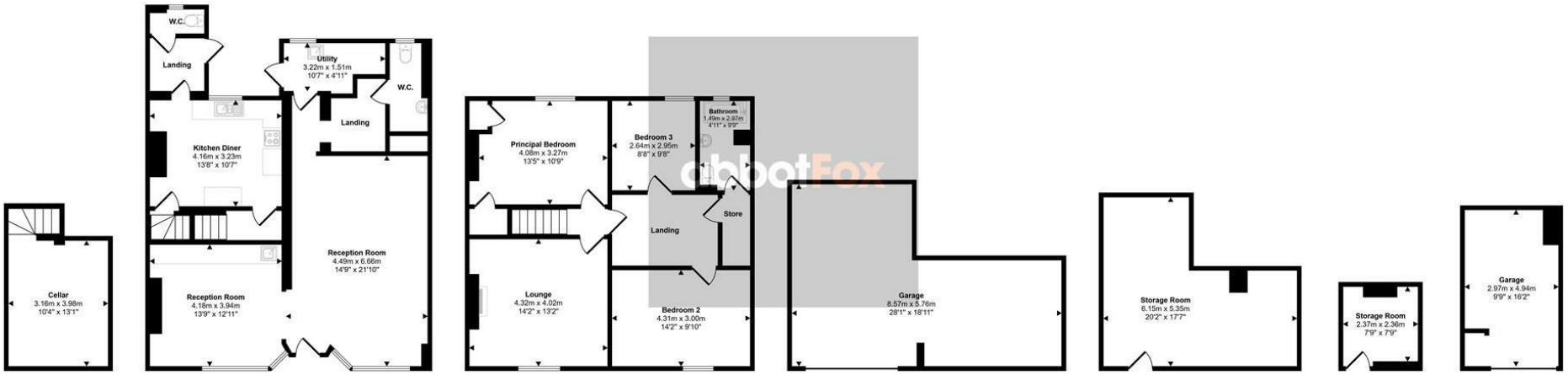




THE HIGHLIGHTS___

- Mixed Use Residential & Commercial property
- Town Centre location
- Three bedrooms
- Generous shop front
- Development potential to the rear (STPP)

Approx Gross Internal Area
257 sq m / 2766 sq ft



Cellar
Approx 14 sq m / 153 sq ft

Ground Floor
Approx 85 sq m / 920 sq ft

First Floor
Approx 74 sq m / 794 sq ft

Garage
Approx 38 sq m / 408 sq ft

Storage Room
Approx 25 sq m / 268 sq ft

Storage Room
Approx 6 sq m / 64 sq ft

Garage
Approx 15 sq m / 158 sq ft

This floorplan is only for illustrative purposes and is not to scale. Measurements of rooms, doors, windows, and any items are approximate and no responsibility is taken for any error, omission or mis-statement. Icons of items such as bathroom suites are representations only and

Let's talk

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EPC RATING -

Disclaimer – In accordance with the Property Misdescriptions Act, the company abbotFox gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any purchaser should not rely on them as statements of fact, and must satisfy themselves by inspection or other means, as to their accuracy.