

Lot 25, Former Barclays Bank, 45 Market Street, Wymondham, Norfolk NR18 0AL

For sale by Auction on 9th July 2024 (unless sold or withdrawn prior)



Freehold Former Bank with Development Opportunity

www.acuitus.co.uk

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Property Information

Freehold Former Bank with Development Opportunity

- Substantial former bank comprising approximately 4,169 sq ft
- Includes large customer car park at rear for 14 cars
- Change of use and redevelopment potential (subject to consents) - Certificate of Lawful Use dated May 2023 for Change of Use to Restaurant of Coffee Shop
- VAT-free investment
- Prominent town centre location
- Nearby occupiers include Co-operative Convenience Store, Lloyds & Natwest Banks, Domino's, Specsavers, Savers and a mix of local retailers and restaurants

Lot

25

Auction

9th July 2024

Vacant Possession

Status

Available

Sector

Development

Auction Venue

Live Streamed Auction

Location

Miles

10 miles south-west of Norwich, 30 miles west of Great Yarmouth and 40 miles north of Ipswich

Roads

A11, A47, A1075

Rail

Wymondham Abbey Railway Station

Airport

Norwich airport

Situation

The property is prominently situated in the heart of the town centre, on the north side of the busy Market Street. Nearby occupiers include Co-operative Convenience Store, Lloyds & Natwest Banks, Domino's, Specsavers, Savers and a mix of local retailers and restaurants.

Tenure

Freehold.

EPC

Band C

Description

The property comprises a substantial former bank, with a banking hall arranged on the ground floor and ancillary accommodation arranged on basement and first floors. The property benefits from approximately 14 car parking spaces to the rear.

VAT

VAT is not applicable to this lot.

Planning

Please note that a decision notice was granted on 26/05/2023 for a Certificate of Lawful Use for a change of use to a Restaurant/Coffee Shop - please see legal pack (South Norfolk Council, Reference: 2023/0490) (t: 01508 533633 w: www.southnorfolkandbroadland.gov.uk)

Completion Period

Six Week Completion

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Possession
Ground	Banking Hall	199.64	(2,149)	VACANT
Basement	Ancillary	34.00	(366)	
First	Office/ Ancillary	153.66	(1,654)	
Total	-	356.30	(4,169)	

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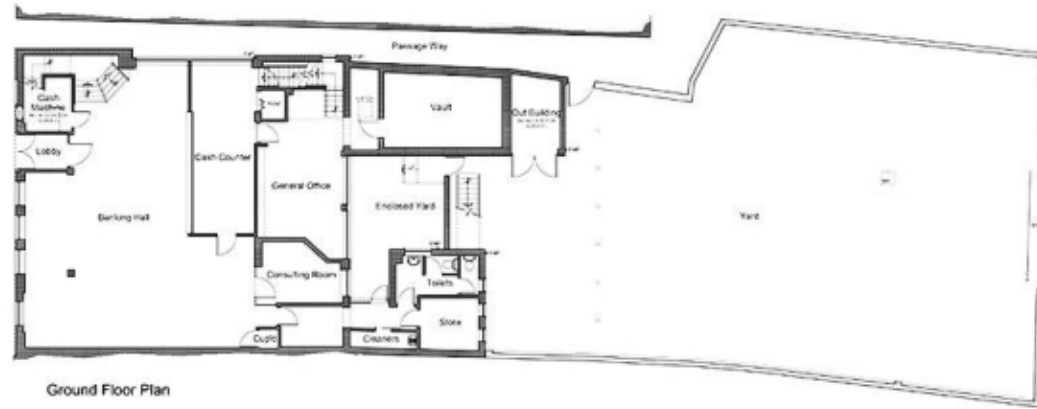
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First Floor Plan



Ground Floor Plan



Existing Floor Plans

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2024