



Old Brewery, High Street, Watton, Thetford, IP25 6AB

A commercial property available to rent situated on the High Street in Watton. The property offers a multitude of potential uses with large window display areas to the front, two/three office/retail areas, kitchen and two WC's. Available to rent immediately.

Price £450 pcm To Let





A commercial property available to rent, conveniently situated prominently on the High Street in the market town of Watton. The property offers a multitude of potential uses with large window display areas to the front, two/three office/retail areas plus a kitchen, two WC's and secure outside yard area for bins is located to the side of the property.

Grants are available from Breckland council for funding of up to £10,000 for set up costs. <https://www.breckland.gov.uk/business-growth/> meanwhile we may allow the property to be split in two separate smaller units but preference is for it to remain as one.

Available to rent immediately.

Briefly the property offers entrance hall, two office/retail areas with large display windows to the front, further office area to rear, additional office/storage area, kitchen, two WC's, air condition unit to one office.

WATTON
Swaffham 10 miles; Thetford 15 miles; Norwich 23 miles

The well-served market town of Watton is in the district of Breckland, just less than 25 miles from Norwich. Perfectly positioned for access to the whole of Norfolk and North Suffolk, this town is thought to be where the 'Babes in the Wood' were abandoned in Wayland Wood. You will see on the town sign that there are two babes, and a hare jumping over the barrel reflecting the town name; wat being the local dialect word for hare, and ton for barrel. There is a traditional market held every Wednesday morning with produce including freshly caught fish, and there are two supermarkets and a number of independent shops, cafes, restaurants and pubs to enjoy. Within reach is the popular Thetford Forest Park, a number of golf courses, other market towns and not forgetting the cathedral city of Norwich.

Entrance Hall
Double glazed entrance door to front.

Office/ Retail Area One
Two large double glazed display windows to front, arched opening through to rear room with hand wash basin.

Office/ Retail Area Two
Two large double glazed display windows to front, central office/store.

Kitchen
Stainless steel sink unit, space and plumbing for dishwasher.

Cloakrooms
Cubicle 1: WC, hand wash basin
Cubicle 2: WC, hand wash basin

All photographs are provided for guidance only.

- Commercial Property To Let
- Two Office/Retail Areas to Front with Large Window Displays
- Office/Retail Area to Rear
- Additional Office/Store Area
- Kitchen
- Two WC's
- Prominent High Street Location
- Available Immediately

