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commercial

marshall buck & casson



**Canon Garage Brandon Road, Thetford, Norfolk IP24 3PN**  
**Offers In Excess of £250,000**

**or**  
**£2,500 PCM**

- Former garage premises with workshop and office/ reception building and petrol station canopy
- Located on A134 to the South West of Thetford
- Accommodation: Workshop 699 sq ft / Ancillary 110 sq ft / Reception office 221 sq ft / WC 43 sq ft - totaling 1,073 sq ft. The site extends to approximately 0.2 of an acre.
- Planning permission approved for 2 residential dwellings



### DESCRIPTION

The premises is a decommissioned petrol station previously used for van sales. The canopy has been retained but the underground tanks have been decommissioned. The former retail area provides office facilities with a 2 bay workshop at the back of the site.

Accommodation: Workshop 699 sq ft / Ancillary 110 sq ft / Reception office 221 sq ft / WC 43 sq ft - totaling 1,073 sq ft. The site extends to approximately 0.2 of an acre.

### RATEABLE VALUE

To be assessed

### SERVICES

Mains electricity, drainage and water are believed to be connected.

### COSTS

£2,500 pcm plus VAT. Long lease available.

In-going Tenants will be required to make a contribution of £250 plus VAT towards the preparation of the Licence Agreement. These costs will apply whether or not the matter proceeds to completion. Additionally, the in-going Licensee will be required to pay a three month Licence Fee Deposit to the Licensor, which will be held for the duration of the Licence and redeemed on completion.

### PLANNING

Residential planning permission has been granted for 2 dwellings. Further details can be obtained from Breckland District Council [www.breckland.gov.uk](http://www.breckland.gov.uk) planning reference 3pl/2018/0655/o. The property is assessed in the 2007 valuation list as vehicle repair workshop and premises with a rateable value of £3,350. Please note these are not the rates payable and interested parties are advised to make their own enquires to the local authority regarding the rates, liability and any relief that may be available.

### LOCATION

This premises is located on the A134 South West of Thetford, one of the main routes into the town from the A11. Surrounded predominantly by residential developments and historical ruins. Thetford town centre is located just over half a mile to the North East. Being a popular market town Thetford has a population of just under 25,000 people (2011 census). The A11 passes leading to Norwich and the North East Cambridge to the South.

### VIEWINGS

By appointment with the Sole agents Marshall Buck & Casson Commercial tel: 01284 705505.

### DISCLAIMER

These sales particulars have been produced as a general guide only and we would draw to your attention that we have not carried out a detailed Survey of the property nor have we tested services, appliances or specific fittings. Whilst measurements and statements given within the details are provided in good faith, their accuracy should not be relied upon. If there are any points about which you may be uncertain or would like further clarification, we would suggest that you telephone this office and speak to our staff who will endeavour to assist you.

