



15-17 Market Street  
Wymondham  
NR18 0AJ

For Sale by online timed auction  
Deadline 2pm on 14th of August 2024  
Guide Price £100,000—£150,000



# 15-17 Market Street, Wymondham, NR18 0AJ

For sale by online timed auction.

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## Description

The property is located within the town centre of Wymondham, on Market Street. The property is grade II listed and was formally two separate shops, recently being knocked through into one unit. To the rear of the property, there is a barn suitable for storage. The property has its own private access leading to secure parking out the back. Potential for owner accommodation above the retail units. The large attic provides additional storage.

## Tenure

Freehold

## Method of Sale

For sale by online timed auction closing at 2pm on Wednesday 14 August 2024.

## Viewing

Internal viewing by appointment only.

## Wayleaves, Easements and Rights of Way

The properties are sold subject to and with the benefit of all existing rights, including rights of way, whether public or private, light, support, drainage, water and electricity supplies and other rights, easements, quasi-easements and all wayleaves whether referred to or not in these particulars. Full details are within the legal pack.

## Solicitor

Hansells Solicitors

Contact: Yvonne Benner

Telephone: 01603 275820

Email: [yvonnebenner@hansells.co.uk](mailto:yvonnebenner@hansells.co.uk)

### Important Notice

TW Gaze for themselves and for their Client give notice that:-

1. The particulars have been prepared to give a fair description for the guidance of intending purchasers and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, distances, reference to condition and necessary permissions for use and occupation and other details are given in good faith but should not be relied upon as statements or representations of fact. The text, photographs and plans are for guidance only and are not necessarily comprehensive. 3. No person in the employment of TW Gaze has any authority to make or give any representations or warranty in relation to this property on behalf of TW Gaze, nor enter into any contract on behalf of the Vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. TW Gaze have not tested any service, equipment or facilities. While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if

## How the auction works

Please see our Auction Buyers Guide brochure and our T&Cs on our website.

## Administration fee

An administration charge of £750+ VAT (£900 per lot) will be payable by the purchasers to the agents upon exchange of contracts. A VAT receipt will be issued the day following the auction. These arrangements will include pre-auction and post-auction purchases. This fee is due immediately after the auction ends.

## Location

///what3words: reclusive.students.dolls

Closest postcode: NR18 0AJ



Total area: approx. 255.7 sq. metres (2751.8 sq. feet)

10 Market Hill

Diss

Norfolk IP22 4WJ

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33 Market Street

Wymondham

Norfolk NR18 0AJ

t: 01953 423 188

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