



DAVIS
COFFER
LYONS

FREEHOLD FOR SALE WITH VP OR TO LET
DRIVE-THRU OPPORTUNITY STPP
0.9 ACRE SITE



ROUTE 11 KITCHEN, ATTLEBOROUGH, NR17 2PU

Summary

- Freehold For Sale (with Vacant Possession) or To Let on a New Lease
- Development Opportunity
- Potential Drive Thru STPP
- 0.9 acre site
- 3,700 sq ft Restaurant + 90 External Covers + 900 sq ft storage
- 45 Car Parking Spaces
- 5 x motel rooms/pods



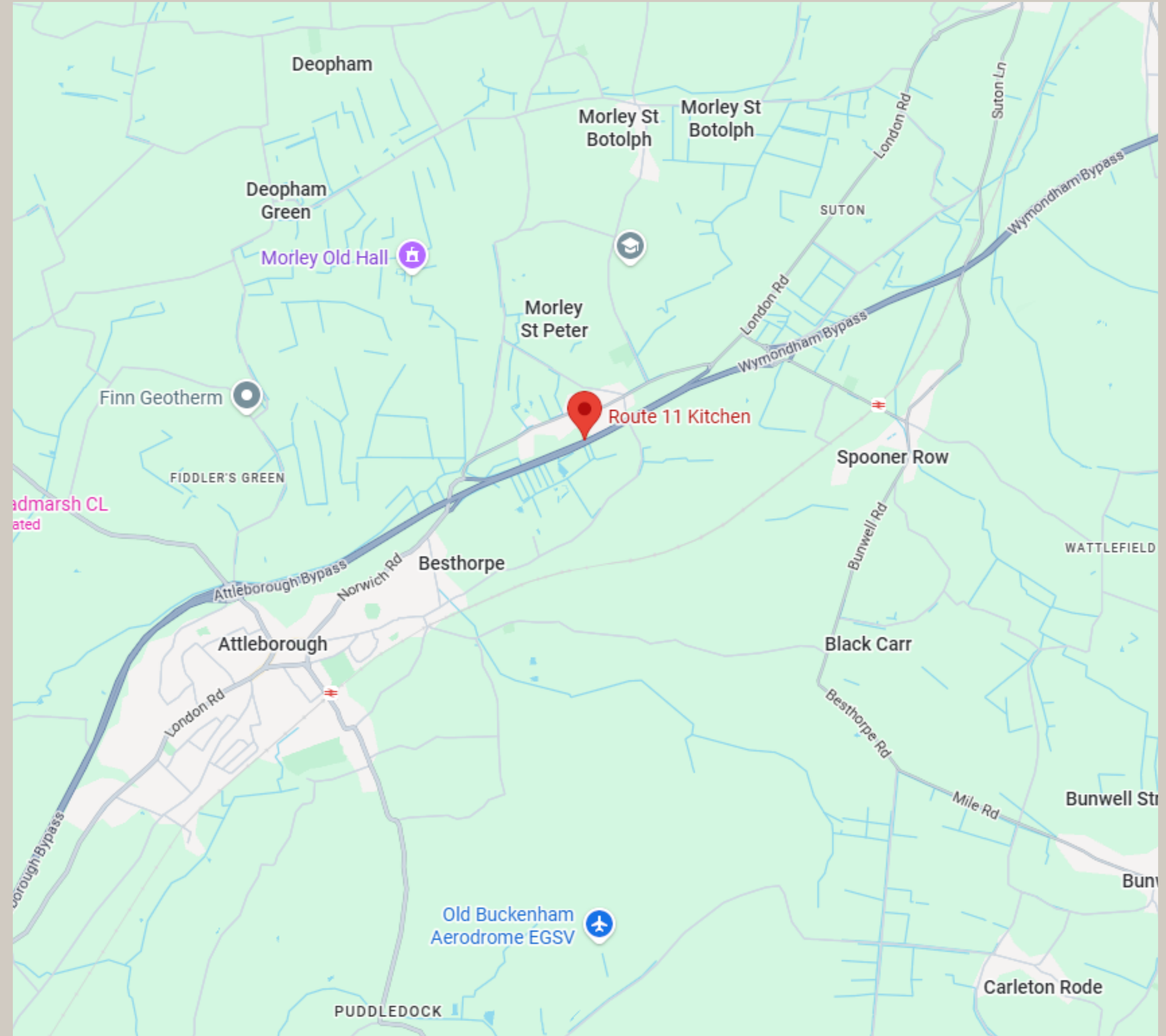
Location

The site holds a prime position on the Attleborough Bypass (A11) Northbound, located approximately 2 miles north of Attleborough - equidistant from Norwich and Thetford.

Approximately 30,000 vehicles travel past this stretch of the A11 daily, making it a busy travel hub.

Sitting directly next to a Shell Petrol Station, there is also a Starbucks Drive Thru and BP Petrol Station located opposite on the Southbound A11.

Street View



Description

The site sits on 0.9 acres of land and comprises the following approximate Gross Internal Areas:

Ground Floor	3,700 sq ft
First Floor	540 sq ft
Additional Storage	1,000 sq ft



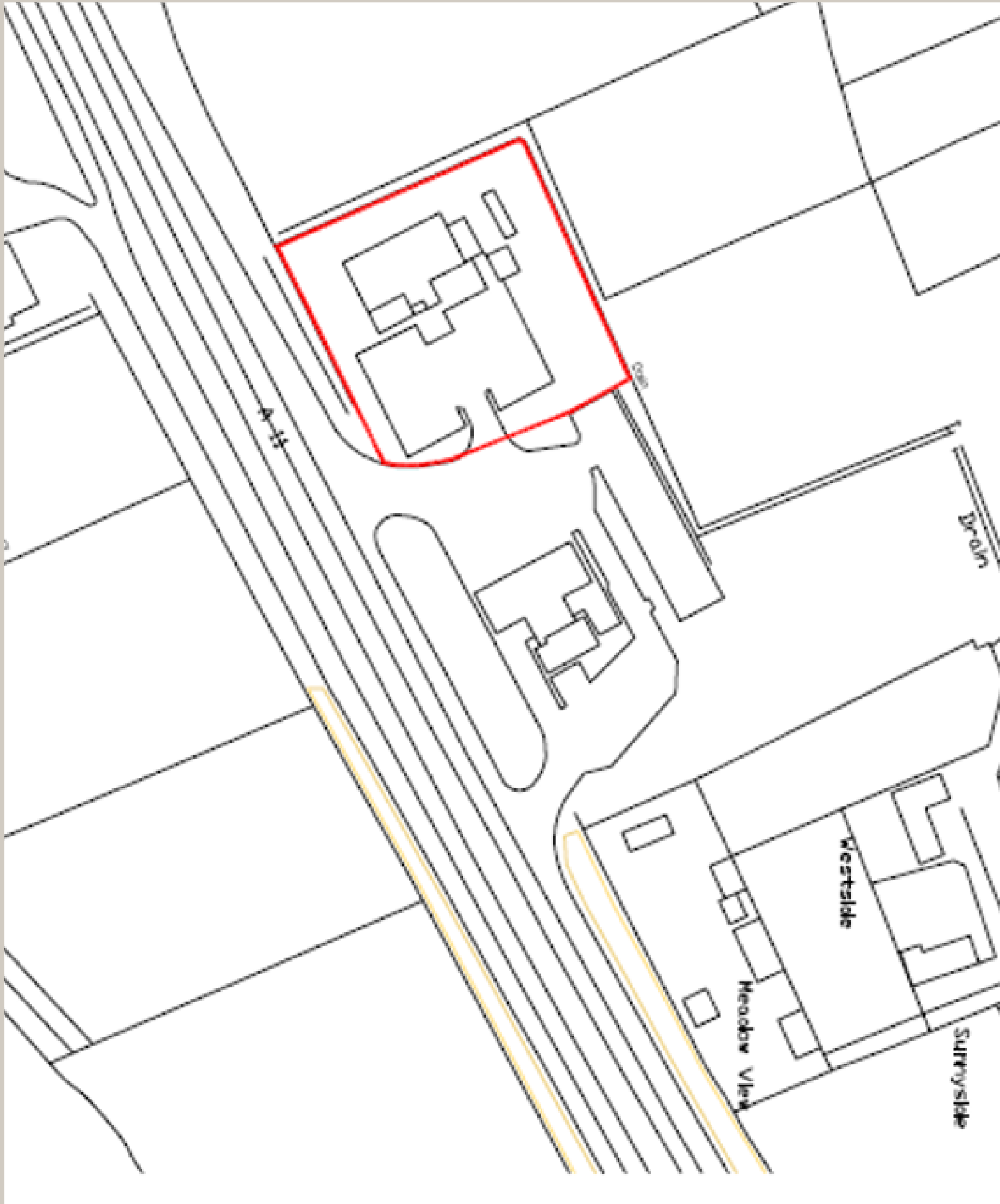
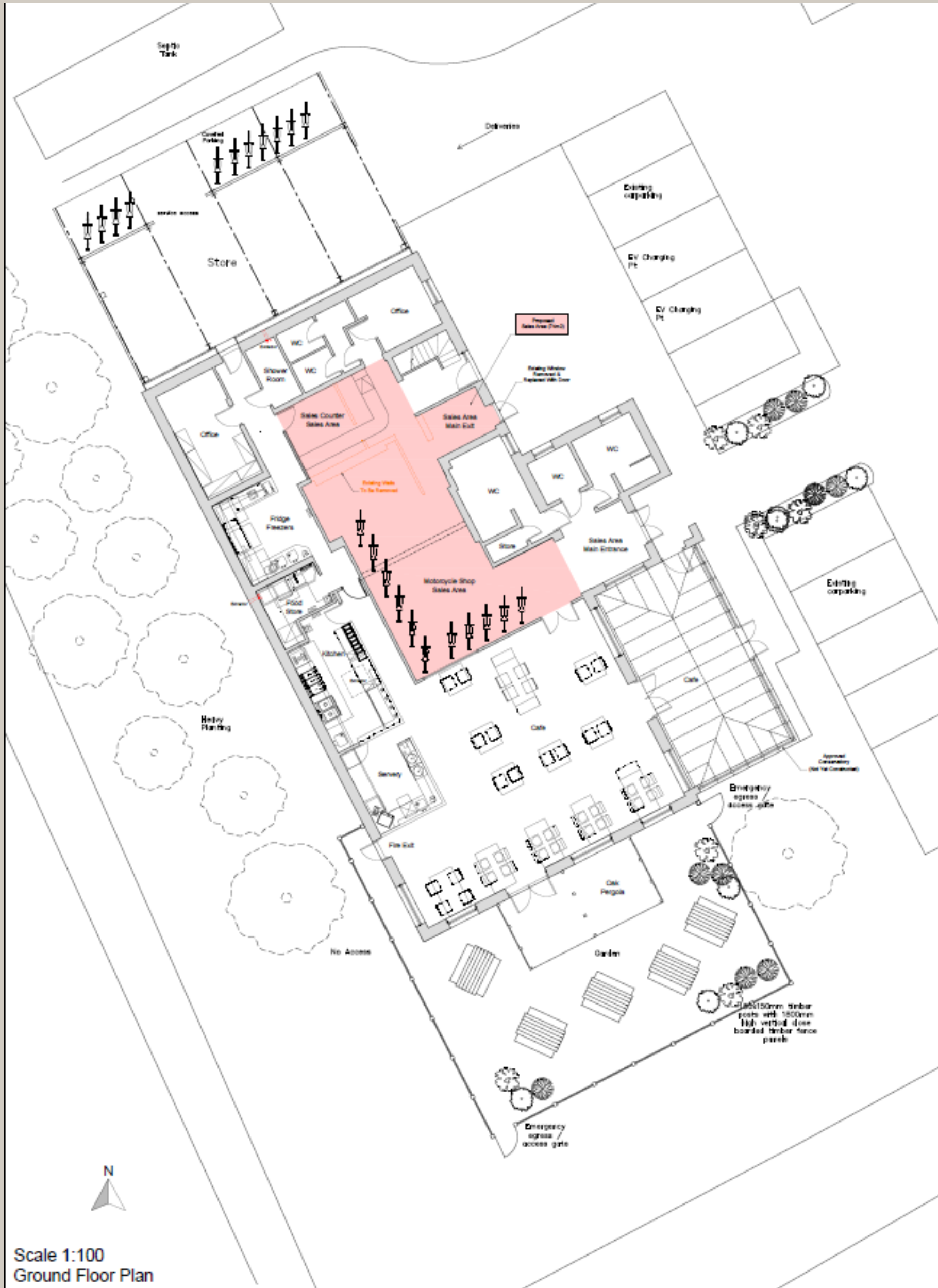
The site includes a fitted restaurant/cafe at ground floor with large outside seating area for approximately 90 covers, separate storage room, 45 car parking spaces and 5 partially built motel rooms.

The wider site comprises a Shell fuel garage , please note this does not form part of the sale or ownership.

The site is suitable for a variety of uses.



Plans



Tenure

Freehold For Sale (with Vacant Possession) or To Let on a New Lease

Price / Rent

Upon application

Planning / Use

The premises benefits from E-Class Use (Restaurant/Retail)

Licencing

TBC

Business Rates

The premises has a rateable value of £0.

Further Details

An EPC has been commissioned and is available upon request.
Unless otherwise stated, each party is to bear its own legal costs,
VAT may be applicable, and possession will be available upon
completion of legal formalities.

Contact

Viewings strictly by prior appointment only with sole agents Davis Coffey Lyons: dcl.co.uk

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