

**Lot 34, 16/16A King Street, Thetford,
Norfolk IP24 2AP**

For sale by Auction on 11th June 2026 (unless sold or withdrawn prior)



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Property Information

Freehold Town Centre Retail Investment

- Retail unit let to Phoenix Vapers Limited until April 2029 (no breaks)
- Approx. 94.21 sq m (1,014 sq ft)
- Prime pedestrianised town centre location
- Nearby occupiers include Costa Coffee, Poundland, Card Factory, The Works, Savers Health & Beauty and TG Jones
- VAT-free investment

Lot

34

Auction

11th June 2026

Rent

£20,000 per Annum Exclusive

Status

Available

Sector

High Street Retail

Auction Venue

Live Streamed Auction

Location

Miles

13 miles north of Bury St Edmunds, 35 miles south-west Norwich, 35 miles north-west of Ipswich

Roads

A11, A134, A1066

Rail

Thetford Train Station

Air

Stansted Airport

Situation

The property is prominently situated on the east side of King Street, the prime pedestrianised retail thoroughfare in Thetford town centre. Nearby occupiers include Costa Coffee, Poundland, Card Factory, The Works, Savers Health & Beauty and TG Jones.

Tenure

Freehold.

EPC

Band C.

Description

The property comprises a retail unit arranged on the ground floor with ancillary accommodation on the first floor.

VAT

VAT is not applicable to this lot.

DISCLAIMER

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Tenancy & Accommodation

Floor	Use	Floor Areas Approx sq m	Floor Areas Approx sq ft	Tenant	Term	Rent p.a.x.
Ground First	Retail/Ancillary Ancillary	76.93 17.28	(828) (186)	PHOENIX VAPERS LIMITED (t/a Poenix Vapers) (1)	5 years from 24/04/2024	£20,000
Total		94.21	(1,014)			£20,000

(1) A £6,000 rent deposit is held by the Landlord. The lease is outside of the security of tenure provisions of the Landlord and Tenant Act 1954.

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2024