

Town Centre Retail Investment Property 135.82 m² (1,462SqFt)

Retail

For Sale

CENTRALLY LOCATED AT HEART OF MARKET TOWN

NEARBY OCCUPIERS INCLUDE COSTA COFFEE AND BOOTS PHARMACY

PASSING RENT OF £12,500 PA

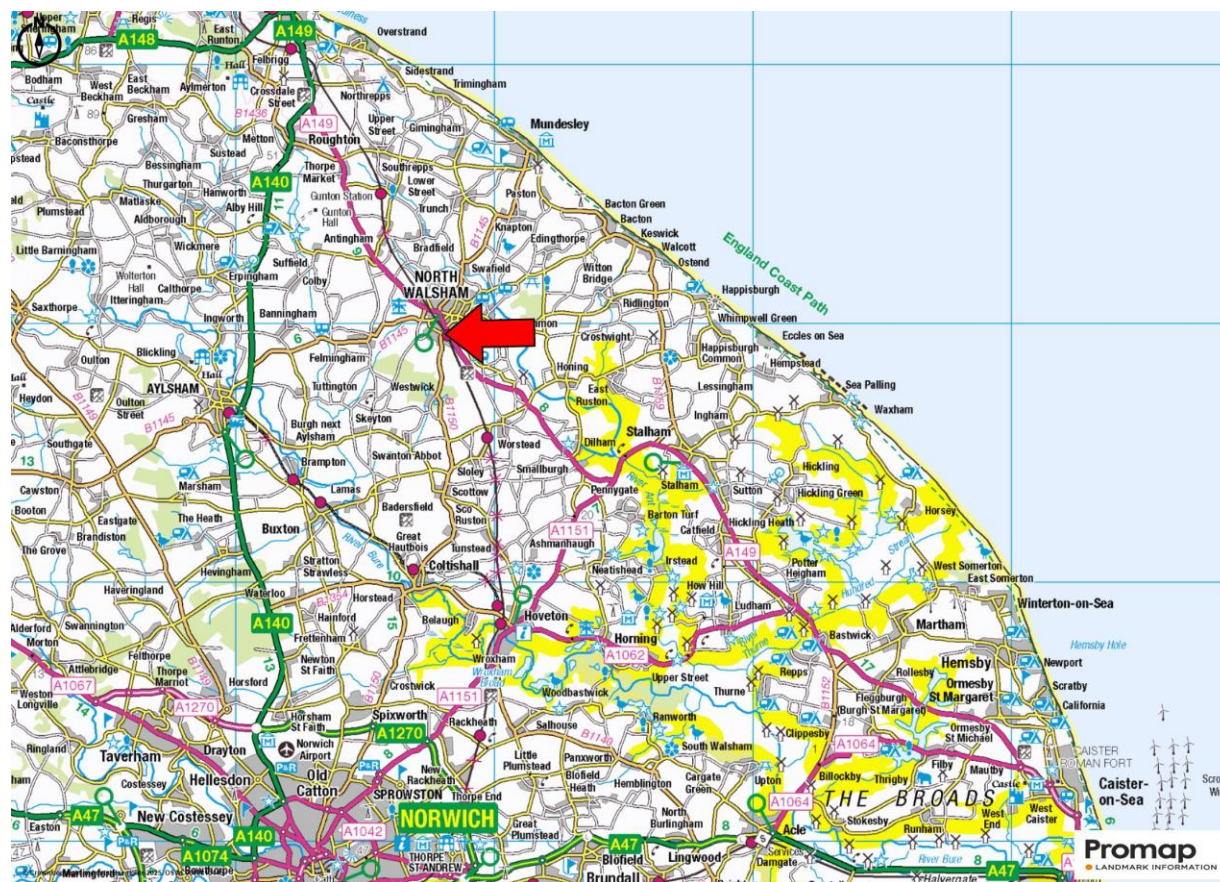
GRADE II LISTED

FREEHOLD INVESTMENT

33 Market Place, North Walsham, NR28 9BT

North Walsham is a thriving market town in Norfolk with a population of approximately 12,500, situated 16 miles north of Norwich. The town benefits from a well-established commercial and retail presence, including Waitrose, Sainsbury's and Lidl supermarkets.

Market Place in North Walsham forms the town's principal retail and commercial square, occupying a prominent position within the prime retailing area. The pedestrianised square is characterised by a mix of local retailers alongside several national operators, including Costa and Boots.



Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The property comprises a Grade II listed, three storey period building with a basement. The ground floor provides a predominantly open plan retail unit, currently fitted out as a butchers shop, with cold store facilities to the rear. There is a rear exit onto St Nicholas Church. The upper floors provide additional commercial or storage accommodation together with WC facilities.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor areas:

Description	M ²	Sq Ft
Basement	21.27	229
Ground Floor	31.23	336
First Floor	35.55	383
Second Floor	47.80	514
Total NIA	135.85	1,462

Term

The freehold interest in the property is available for sale at **£140,000** exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises
Rateable Value: £7,700
Rates Payable 2026/2027: £2,941.40*

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

Tenancy

Tenant: P & P Professional Farmers Limited
Term: 10 years from 17th February 2020
Rent: £12,500 per annum
Break: 17th February 2028
Repairing: Full Repairing and Insuring (FRI)

Papworth Butchers are long-standing occupiers of the North Walsham High Street and a reputable local business, operating from five locations across Norfolk. The tenant has a low-risk Experian credit rating, with a report available on request.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120



Rear Elevation