

## **TO LET: Prominent retail premises in well-established market town**



**131 High Street, Stalham, Norwich, Norfolk NR12 9BB**

**Total area approx. 707.74 Sq M (7,618 Sq Ft)**

- **Comprises a prominent ground floor retail unit on the High Street, forming part of an established town centre parade**
- **Generous open plan sales area, with full height glazed frontage, strong natural light & extensive display windows**
- **To the rear, the unit offers a combination of storage space, office, staffroom and further ancillary areas**
- **The configuration lends itself well to a wide range of retail uses**

**Available to let at a rent of £61,000 plus VAT.**



## Location

Stalham is an established market town at the northern end of the Norfolk Broads, serving a wide rural catchment. It lies approximately 15 miles north-east of Norwich and 17 miles north-west of Great Yarmouth, with good access via the A149 and A1151. Worstead railway station is around 6 miles to the west, providing regular services to Norwich (23 minutes) and London Liverpool Street (approximately 2 hours 20 minutes)

## Situation

The property occupies a prominent position on High Street, the town's main retail pitch, close to the junction with Bank Street. Nearby occupiers include Boots, Tesco and a range of independent traders.

## Description

The property comprises a prominent ground floor retail unit forming part of an established town centre parade. The accommodation provides a generous, open plan sales area with full height glazed frontage, strong natural light and extensive display windows. To the rear, the unit offers a combination of storage space, office, staffroom and further ancillary areas. The configuration lends itself well to a wide range of retail uses.

## Legal Costs

Each party to bear responsibility for their own legal costs incurred in this transaction.

## Planning

Class E planning use. All enquires to North Norfolk District County Council.

## EPC

EPC B38 expiring March 2036.

## Terms & Tenure

The premises is available to let at a rent of £61,000 per annum exclusive on an FRI basis, terms of years to be agreed.

## VAT

VAT applicable.

## Accommodation (all areas are approximate)

**Retail Area** 612.70 sq m (6,595 sq ft)

**Ancillary** 95.04 sq m (1,023 sq ft)

**Total** 707.74 sq m (7,618 sq ft)



## Services & Service Charge

We understand that mains electricity and water are connected to the property. NB: None of the services have been tested and it is the responsibility of the proposed tenant to satisfy themselves as to their operation/condition including IT and telecommunication links.

## Business Rates

Rateable Value: £36,000. All enquires to North Norfolk District County Council.



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