



## Retail Premises and 1<sup>st</sup> Floor Apartment

219.55 SqM (2,187 SqFt)

Retail

For Sale

36-37 Market Place, Hingham, Norfolk NR9 4AF

COMPRISING VACANT SHOP,  
REAR STORE BUILDING AND  
FIRST FLOOR FLAT

CENTRALLY LOCATED AT  
HEART OF MARKET TOWN

GROUND FLOOR VACANT

1<sup>ST</sup> FLOOR LET AND  
PRODUCING £6,000 PER  
ANNUM

Hingham is an expanding and pretty market town situated in the heart of Norfolk, approximately 4 miles north of Attleborough, 5 miles west of Wymondham and 11.5 miles west of Norwich.

The property occupies a prominent position in the heart of the market place, being highly visible to traffic travelling along the B1108 Watton Road.

Hingham supports a good range of local services including Boots chemist, doctors surgery, Co-Op Convenience store, bakery, butchers, fish & chip shop, together with the renowned White Hart Hotel.

arnoldskeys.com | 01603 620551

2 Prince of Wales Road, Norwich NR1 1LB





Description

The Grade II Listed two storey property offers retail accommodation and a first floor apartment.

The building has been extensively refurbished, the shop has a display frontage to the market place and a return and has a rear access.

The first floor flat is accessed at the rear by its own ground floor entrance from a private courtyard and provides, on the first floor, a kitchen/dining room, lounge and two separate bedrooms together with a new fitted bathroom.

Externally there is a single storey store building offering long term development potential.

Please note there is a small area where the adjacent property over sales part of the ground floor, hence creating a flying freehold.

Accommodation

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

Description	SqM	SqFt
Retail	118.93	1,105
WC	--	--
2 bed Flat	75.78	815
Rear Store	24.84	267
TOTAL NIA	219.55	2,187

The flat is let under an Assured Shorthold Tenancy from 2 August 2013 at a rent of £500 per calendar month.

Terms

The freehold interest in the property is available for sale at £330,000 exclusive.

Business Rates

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

Description: Shop and Premises

Rateable Value: £13,500

Rates Payable 2017/2018: £6,291

Flat Council Tax: Band A.

Legal Costs

Each party to bear their own costs.

VAT

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

EPC

The properties are Grade II Listed and therefore exempt.

Viewing and further information

Strictly by appointment with the sole agent:

Arnolds Keys 01603 620551

Guy Gowing or Mike Annakin

[guy.gowing@arnoldskkeys.com](mailto:guy.gowing@arnoldskkeys.com)

[Michael.annakin@arnoldskkeys.com](mailto:Michael.annakin@arnoldskkeys.com)

SUBJECT TO CONTRACT - GWBG/rhc/23984/120



The Shop



Rear Store



Bathroom



Kitchen

