FOR SALE

Carter Jonas

POLICE STATION
YARMOUTH ROAD
STALHAM
NORWICH
NR12 9PG

REDEVELOPMENT OPPORTUNITY
SUBJECT TO PLANNING

- 659 sq ft (61.25 sq m)
- Onsite parking
- Close to town centre
- Development opportunity

LOCATION

Stalham is a market town in the county of Norfolk. Stalham is situated approximately 24 km to the northeast of Norwich and approximately 27 km to the northwest of Great Yarmouth, close to the north Norfolk coast.

The property is situated on the south side of the road, with the town centre approximately 300m to the northwest.

DESCRIPTION

The property comprises a detached single building under a flat roof.

Internally, the accommodation comprises a mixture of reception rooms and offices complete with strip lighting and electric heaters.

Externally there is parking to the front of the building for four vehicles. There are also two garages to the rear.

ACCOMMODATION

The property has been measured in accordance with the RICS Property Measurements (1st Edition) 2015 and has the following area:

Floor	Sq Ft	Sq M
Ground	659	61.25

GUIDE PRICE

£130,000.

BUSINESS RATES

Rateable Value 2017/18: £4,200

Estimated Rates Payable 2017/18: £2,011.80

Interested parties are advised to confirm the accuracy of the above figure by contacting the local authority.

PLANNING

The property currently has consent for Sui Generis use, but may be suitable for a variety of other uses, including conversion to residential accommodation; subject to planning. Interested parties are advised to make their own enquiries regarding change of use.

The site measures approximately 0.186 acres.

VAT

VAT has been elected for this property

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

EPC

EPC: G (164)

VIEWINGS

Viewings are strictly by appointment only and must be organised through the sole agents:

Carter Jonas

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IMPORTANT INFORMATION

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