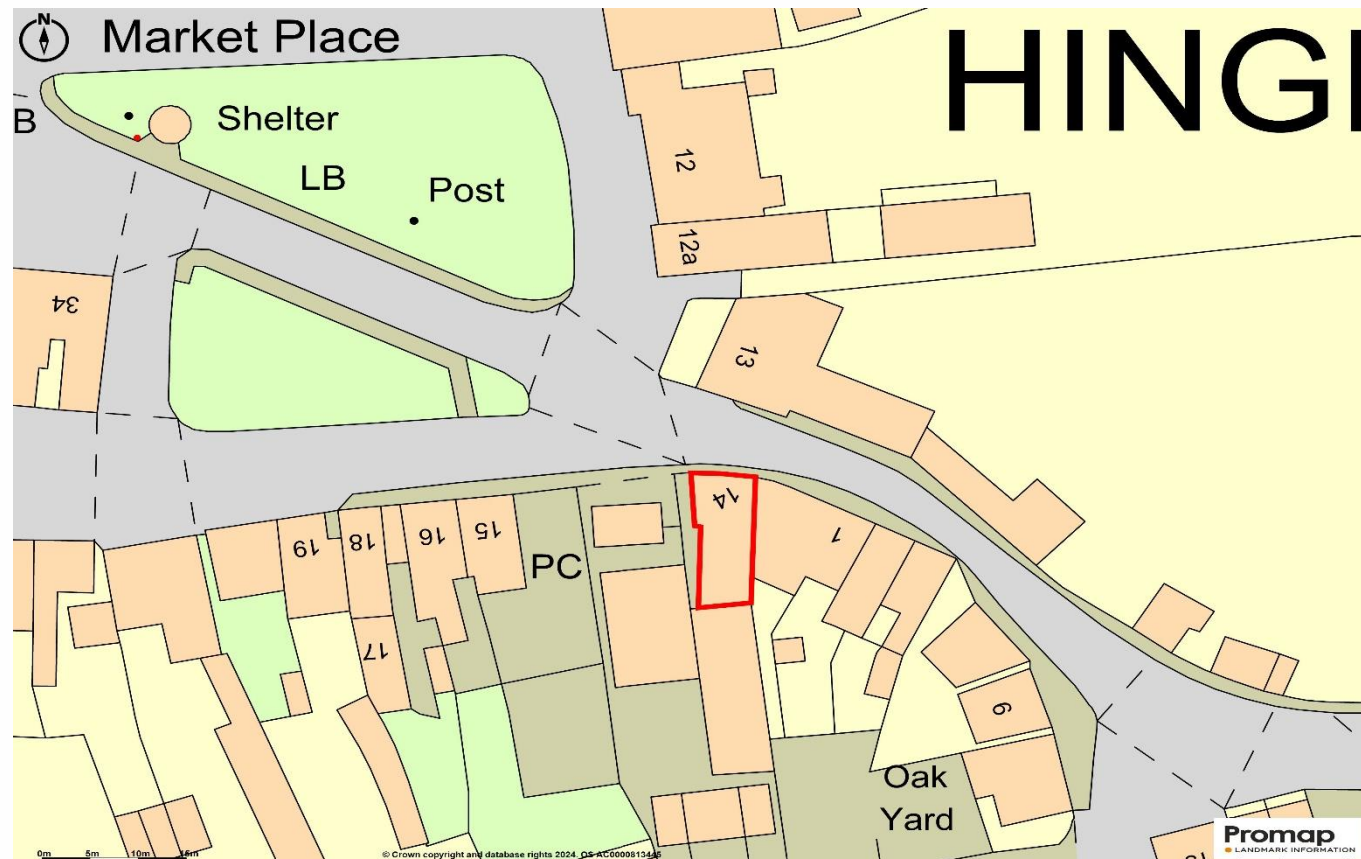


14 & 14a Market Place, Hingham



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

102.10 m (1,099sqft)

Retail

For Sale

COMPRISING VACANT SHOP AND FIRST-FLOOR STUDIO

CENTRALLY LOCATED AT HEART OF MARKET TOWN

HEAVY PEDESTRIAN AND VEHICLE TRAFFIC

GRADE II LISTED

14 & 14A Market Place, Hingham, Norwich NR9 4AF

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 on 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.

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 subject property is situated on the outskirts of the marketplace and provides mixed-use accommodation comprising a ground-floor retail unit and a first-floor apartment.

Formerly a tearoom 14 Market Place is predominately open plan with WC facilities and a small courtyard to the rear.

The first-floor Studio includes a small open-plan kitchen, living room and bedroom with a separate WC and shower room.

### Accommodation

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

Description	m <sup>2</sup>	Sq Ft
<u>Ground Floor Retail</u>		
Total NIA	71.5	769
<u>First Floor Studio</u>		
Total GIA	30.70	330

### Terms

The freehold interest in the property is available for sale at **£195,000 exclusive**.

### Business Rates

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

Description: Shop and Premises

Rateable Value: £6,800.00

Rates Payable 2023/2024: £3,393.20

### 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 property has an EPC rating as follows

Ground floor: C

First Floor: E

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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DDi: 01603 216806

Guy Gowing

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DDi: 01603 216804

SUBJECT TO CONTRACT - HRD/njr/27915/120

