Retail Premises
55.18 m² (594 SqFt)

Retail

For Sale

BUSY TOWN CENTRE THOROUGHFARE

SUITABLE FOR USES WITHIN PLANNING USE CLASS E

FREEHOLD WITH VACANT POSSESSION

6 Kings Arms Street, North Walsham, Norfolk NR28 9JX

North Walsham is a market town within the North Norfolk District serving a population of approximately 12,800. It is situated c.15 miles north of Norwich and 7 miles northeast of Aylsham. The town is principally served by the A149 Cromer Road providing access to the wider county and can be characterised with local pubs and independent retailers.

The property is situated on Kings Arms Street, a one-way street to the west of the prime retail pitch on Marketplace.

RICS®

6 Kings Arms Street, North Walsham, Norfolk NR28 9JX

Description

The property consists of a single-story retail building located on Kings Arms Street.

Previously used as a café, the interior offers predominantly open-plan retail area with W/C facilities situated at the rear.

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	m²	Sq Ft
Retail Premises	55.18	594

Terms

The freehold interest in the property is available for sale at **£95,000 exclusive.**

Business Rates

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

Description: Cafe and Premises

Rateable Value: £7,100

Rates Payable 2023/2024: £3,542.90

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 of: B

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

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Trusted Property Experts