

RESIDENTIAL & COMMERCIAL INVESTMENT

PULHAM MARKET, NORFOLK

REF: INV36099E

► [FINANCIAL INFORMATION AVAILABLE](#) ► [COMPLETE ONLINE NON-DISCLOSURE FORM](#)

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 **www.emfgroup.com**

RESIDENTIAL & COMMERCIAL LETS



 [Dropbox Sign](#) [Complete a non-disclosure form online](#)

- Freehold Investment Opportunity
- Sought-after Location of Pulham Market, Norfolk
- Fully Let Generating £36,360 Annual Income
- 2 Flats, 5 Commercial Units/Workshops
- Well Maintained, Low Upkeep
- Character Period Property, Beautiful Location
- Tenants' Pay All Utilities & Rates
- Private Parking To Rear & Covered External Area
- Long Standing Tenants
- Genuine Retirement Sale

FREEHOLD | £525,000

Comprising the freehold interest, business goodwill, fixtures, fittings, and equipment. Business offered for sale as a going concern and not as a vacant premises.

Get in touch ...

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INTRODUCTION

EMF are pleased to bring to market this unique freehold investment opportunity in the heart of Pulham Market. The Gables comprises a mixture of residential flats and commercial workspaces, producing a healthy income stream with scope for enhancement. This charming and well-maintained property occupies a central village location overlooking the green and features a wealth of period character.

THE BUSINESS

Currently fully let, The Gables generates an approximate annual turnover of £36,360. The site includes multiple self-contained workspaces (WS1–WS5) and residential flats. Each unit is separately metered for electricity, and tenants are responsible for their own utility charges, including council tax and business rates. The shared W.C. facilities are landlord-managed, with the associated electricity usage costs reimbursed to WS3.

This low-maintenance investment benefits from a full record of repair and maintenance, and the current owners have ensured the property has been kept in sound structural and decorative order. The business is now offered for sale due to the owners' retirement plans.

COMMERCIAL PREMISES

The Gables Yard is a collection of attractive period properties some arranged over two floors, with separate entrances for each commercial unit. A gravel driveway leads to a generous parking area at the rear. Between WS4 and WS5, an open-fronted, roof-covered area provides useful additional space for tenants or landlord use.

The workspaces benefit from character features and good natural light, and are configured to suit a range of small business occupiers. WS2 to WS5 share a communal W.C., with facilities maintained by the landlord and electricity sub-metered from WS3.

ACCOMMODATION

The residential accommodation at The Gables is made up of two spacious and characterful flats, both offering flexible living arrangements suitable for a variety of uses, including longer-term letting, such is the case with the current tenants, or potentially as holiday rentals (subject to planning).

The Ground Floor Flat is well presented and accessed via a rear entrance lobby with brick floor. The interior offers an open-plan kitchen/dining/lounge with laminate flooring and windows to both the front and rear. From the inner lobby, a large multi-purpose room accommodates three double beds and has a window overlooking the rear courtyard along with access to a separate bathroom. There is also a second large bedroom accessed directly from the lounge, with ample space for two double beds and a W.C. off the room, plus a window to the front. Original features, such as the old recessed fireplace with beam above, add charm and character to this generously proportioned space.

Flat 2, arranged over the first and attic floors, is accessed via a private entrance lobby to the front with a useful under-stair cupboard. A wide staircase leads to a generous landing with natural light from a side window. The main living space comprises a wide hallway that opens into a well-proportioned kitchen/dining/living room, with windows to both the front and rear providing a light and airy feel. Off the hallway are sleeping areas currently arranged with two single bedrooms and one double bedroom. An inner hallway leads to a family bathroom and staircase access to the converted attic. The attic floor features a landing area, a large storage room, and a further double bedroom. The flat is fully double glazed throughout.

CONFIDENTIAL INFORMATION - WHAT NEXT?

For the financial documents for the business, please complete a short online non-disclosure form.

[CLICK HERE](#) to complete an online Non-Disclosure Form, powered by [Dropbox Sign](#).

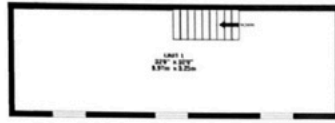




GROUND FLOOR
290 sq.ft. (27.0 sq.m.) approx.



1ST FLOOR
349 sq.ft. (32.4 sq.m.) approx.

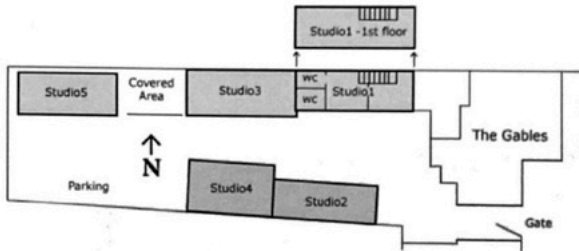


TOTAL FLOOR AREA: 639 sq.ft. (59.4 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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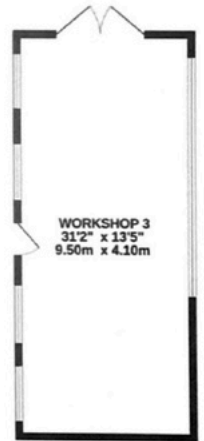
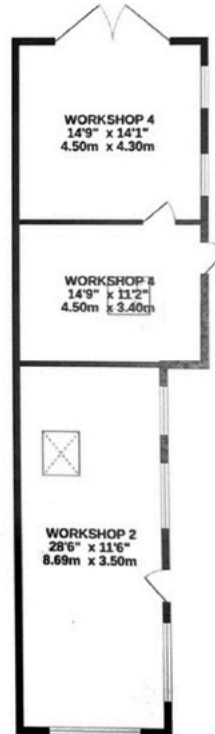
GROUND FLOOR
334 sq.ft. (31.0 sq.m.) approx.



UNIT 1: 23'2" x 12'11" 7.05m x 3.83m
UNIT 2: 21'10" x 12' 6.63m x 3.66m

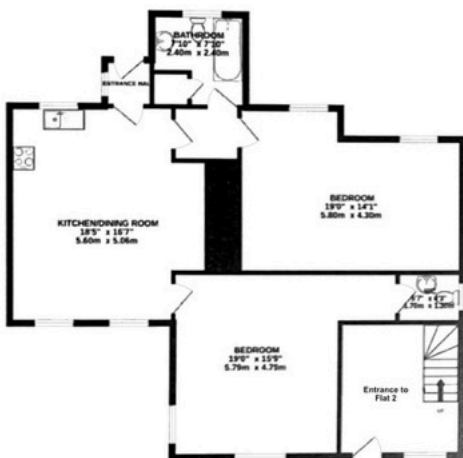


GROUND FLOOR
1120 sq.ft. (104.0 sq.m.) approx.

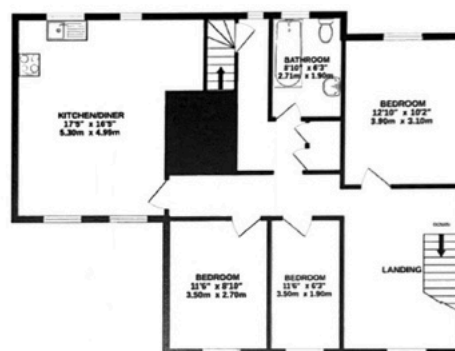


WORKSHOPS
TOTAL FLOOR AREA: 1120 sq.ft. (104.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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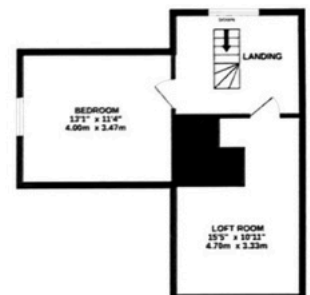
GROUND FLOOR - FLAT 1
1014 sq.ft. (94.2 sq.m.) approx.



1ST FLOOR - FLAT 2
901 sq.ft. (83.7 sq.m.) approx.




2ND FLOOR - FLAT 2
390 sq.ft. (36.2 sq.m.) approx.




HOUSE

TOTAL FLOOR AREA: 2305 sq.ft. (214.2 sq.m.) approx.

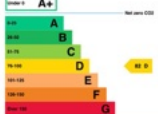
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Energy performance certificate (EPC)	
Energy rating	E
Valid until:	27 October 2030
Property type	Ground-floor flat
Total floor area	89 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).	
Energy rating and score This property's energy rating is E. It has the potential to be C. See how to improve this property's energy efficiency.	
The graph shows this property's current and potential energy rating.  Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	

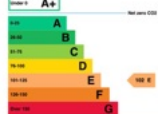
FLAT 1

Energy performance certificate (EPC)	
Energy rating	D
Valid until:	18 August 2031
Property type	Top-floor flat
Total floor area	116 square metres
Rules on letting this property Properties can be let if they have an energy rating from A to E. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).	
Energy rating and score This property's energy rating is D. It has the potential to be C. See how to improve this property's energy efficiency.	
The graph shows this property's current and potential energy rating.  Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be. For properties in England and Wales: the average energy rating is D the average energy score is 60	

FLAT 2

Energy performance certificate (EPC)	
Energy rating	D
Valid until:	29 December 2032
Property type	Offices and Workshop Businesses
Total floor area	62 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is D. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
	
How this property compares to others Properties similar to this one could have ratings: If newly built 10 A If typical of the existing stock 38 B	

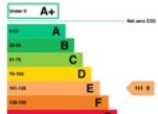
UNIT 1

Energy performance certificate (EPC)	
Energy rating	E
Valid until:	29 December 2032
Property type	Offices and Workshop Businesses
Total floor area	39 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is E. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
	
How this property compares to others Properties similar to this one could have ratings: If newly built 4 A If typical of the existing stock 15 A	


UNIT 2

Energy performance certificate (EPC)	
Energy rating	D
Valid until:	29 December 2032
Property type	Offices and Workshop Businesses
Total floor area	39 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is D. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
	
How this property compares to others Properties similar to this one could have ratings: If newly built 9 A If typical of the existing stock 36 B	

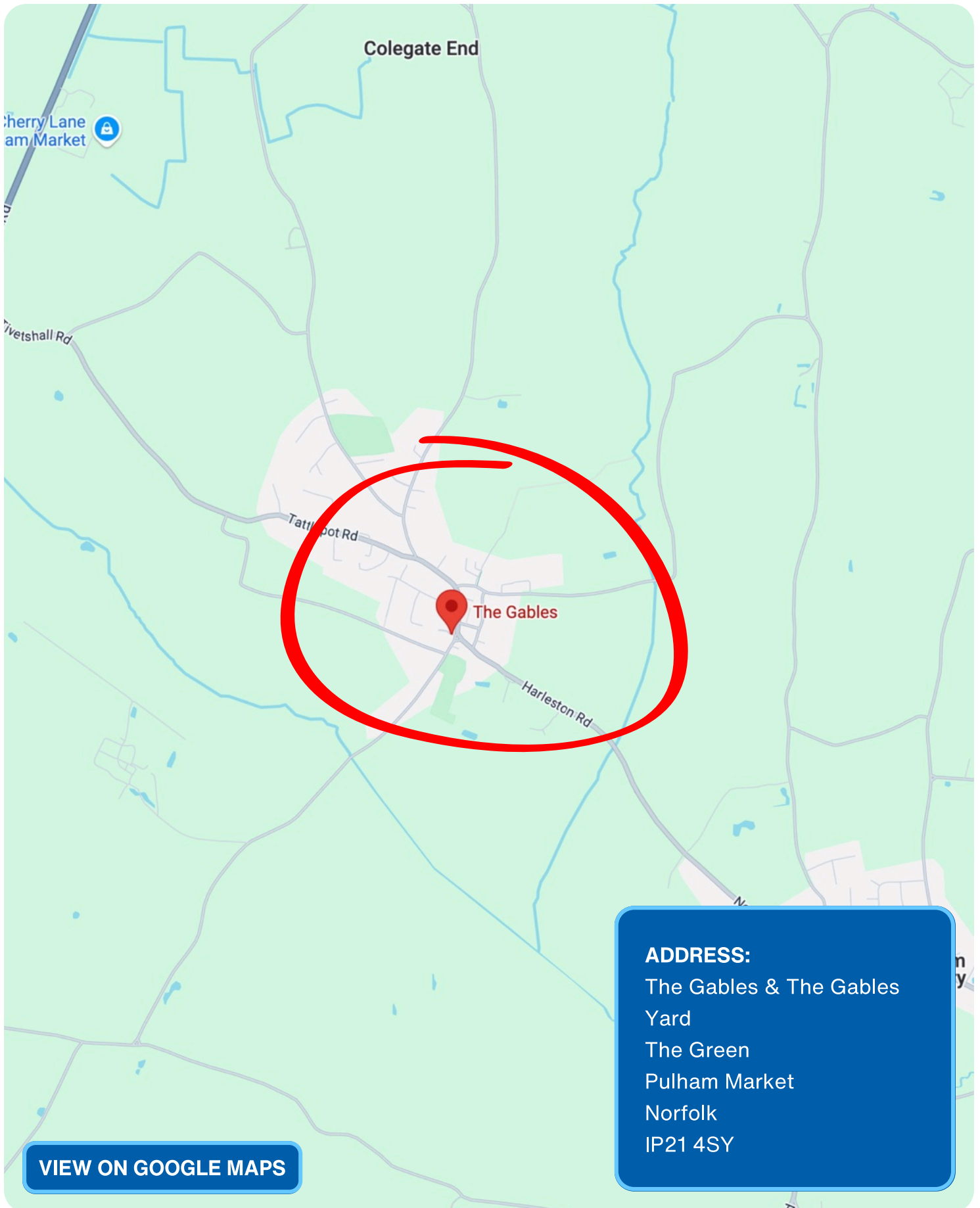
UNIT 3

Energy performance certificate (EPC)	
Energy rating	E
Valid until:	31 December 2032
Property type	Offices and Workshop Businesses
Total floor area	35 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is E. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
	
How this property compares to others Properties similar to this one could have ratings: If newly built 6 A If typical of the existing stock 24 A	

UNIT 4

Energy performance certificate (EPC)	
Energy rating	D
Valid until:	2 January 2033
Property type	Offices and Workshop Businesses
Total floor area	26 square metres
Rules on letting this property Properties can be let if they have an energy rating from A+ to E.	
Energy rating and score This property's energy rating is D. Properties get a rating from A+ (best) to G (worst) and a score. The better the rating and score, the lower your property's carbon emissions are likely to be.	
	
How this property compares to others Properties similar to this one could have ratings: If newly built 25 A If typical of the existing stock 99 D	

UNIT 5



ADDRESS:

The Gables & The Gables
Yard
The Green
Pulham Market
Norfolk
IP21 4SY

[VIEW ON GOOGLE MAPS](#)

KEY INFORMATION

REFERENCE NUMBER

INV36099E.

TENURE

Freehold.

RATES PAYABLE

Not applicable - the tenants are responsible for the Council Tax and Business Rates for the individual properties.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

STAFF

Not applicable.

ENERGY PERFORMANCE CERTIFICATE

Please see the Energy Performance Certificate page of these particulars - full Energy Performance Certificates are available on request.

PRICE

FREEHOLD: £525,000.

Comprising the freehold interest, business goodwill, fixtures, fittings, and equipment. Business offered for sale as a going concern and not as a vacant premises.

VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.