



## Carlton & Melton House, Market Place, Reepham, Norwich NR10 4JJ

Town Centre Office Premises

- Attractive accommodation
- Central market town location
- Grade II Listed
- Part income producing

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**BROWN & CO**

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**FOR SALE £575,000 | TO LET £40,000 pax | 328.4 sq m (3,535 sq ft)**

## Location

The picturesque town of Reepham has a population of 2,709 (2011 Census) and is situated in the Broadland district of Norfolk, approximately 12 miles northwest of Norwich, and 13 miles south of Holt.

The property is well positioned within the Market Place. Reepham has a good range of local shops and amenities, to include the Dial House restaurant and hotel, pubs, coffee shops, butchers, pharmacy and Spar shop.

## Description

The property comprises two adjacent and interconnecting Grade II Listed former dwelling houses which have been converted to offices, with part of the ground floor of Melton House used as a shop/showroom/store for an interior design business.

The two-storey accommodation is of red brick construction under tiled roofs, with an attractive enclosed garden to the rear incorporating an external boiler house and separate refurbished store/studio.

Internally the accommodation retains much of its original character with various individual office rooms and ancillary kitchen and WC facilities. The property has a modern oil-fired central heating system and is well maintained.

## Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
<b>Carlton House</b>		
Ground floor	81.5	877
First floor	72.6	782
Total	154.1	1,659
<b>Melton House</b>		
Ground floor offices	31.3	337
Ground floor shop	25.5	274
Ground floor shop store	14.5	156
First floor	60.5	651
Total	131.8	1,418
External boiler	6.4	69
External store	36.1	389
<b>Total NIA</b>	<b>328.4</b>	<b>3,535</b>

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## Business Rates

Business rates will be the responsibility of the occupier. Offices are currently assessed on a suite-by-suite basis. Please contact the agent for further information.

## IMPORTANT NOTICES

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## VAT

It is understood that VAT will be payable in addition to the rent/price.

## Tenure

The property is to be offered with vacant possession with the exception of the ground floor shop within Melton House, which is let by two separate license agreements. The shop is let for a period from 1st March 2023 to 1st March 2024 at a license fee of £375 pcm and the storage room is let on at a license fee of £310 pcm for a period covering 1st January 2023 to 1st December 2023. The income from the shop is therefore £8,220 pax.

The freehold is available to purchase at a price of **£575,000** and will be sold subject to and with the benefit of the income from the shop/stores.

The offices are available to let (excluding the shop and store) on a new full repairing and insuring lease for a term of years to be agreed at a rent of **£40,000 per annum exclusive**.

## Legal Costs

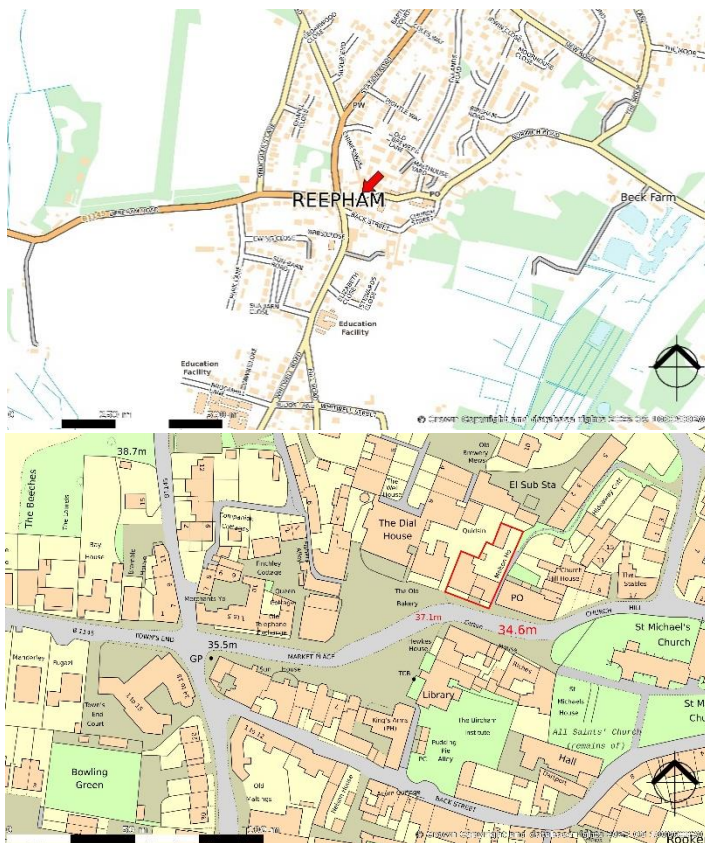
Each party will be responsible for their own legal costs incurred in documenting the letting/sale.

## EPC Rating

The property has an EPC rating of E.

## Viewing & Further Information

Strictly by appointment with the sole letting/selling agent:-





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