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Church House, Overy Road, Burnham Market PE31 8HH **FOR SALE** **GUIDE £650,000**

Brown & Co offers a prominent property in Burnham Market. Situated on Overy Road, Church House is a mix use of residential and commercial property suitable for investment in a handsome, Georgian, red brick building a short stroll from the Market Place. The opportunity to acquire a mixed use property in this famous village is quite rare, especially in such a location.

- Mixed use investment.
- Two bedroom apartment.
- A short walk from the Market Place.

125 sq m (1,346 sq ft)



Location

Burnham Market is a renowned and Georgian village situated close to the striking north Norfolk coast, an area officially recognised as being of Outstanding Natural Beauty.

The village is often known as the jewel in the north Norfolk crown and is a long-established property hot spot, and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for both residential and commercial property in Burnham Market has remained strong for over two decades with few vacancies throughout recent economic uncertainties.

Description

Brown & Co offers a prominent property in Burnham Market. Church House is situated in a prime location on Overy Road and is residential and commercial property suitable for investment a short stroll from the Market Place. The opportunity to acquire a mixed-use property in this famous village is rare, especially in such a location.

The property is an attractive period building with Georgian façade constructed in Flemish bond red brick, over two storeys, with sliding sash windows, under a Norfolk pantile roof.

The property comprises a ground floor retail unit and a first floor two bedroom apartment. The building is currently let as a whole with the apartment being utilised as an office. There is a shared entrance hall, access to open retail area, storage and a W.C. on the ground floor. At the rear of the entrance hallway, is access the apartment with ground floor boot/utility room and door to rear courtyard. A staircase leads to the apartment where there are two period rooms for sitting room and bedroom with a kitchen/breakfast room, second bedroom and bathroom to the rear of the property.

Outside, at the rear of the property is a small external courtyard area affording some additional storage as well as a well proportioned shared garden. Parking is readily available an unrestricted to the roadside at the front of the building.

The property is Grade II listed. The property offers well-proportioned accommodation which could be suitable for a variety of uses subject to planning and listed building consent. There are also plans for a proposed conversion into a single dwelling available for inspection via the agent.

Accommodation

| Name | Sq M | Sq ft |
|------------------|------------|------------|
| Retail Area | 45 | 484 |
| First Floor Flat | 80 | 682 |
| Total | 125 | 348 |

All areas are approximate.

First Floor Flat area includes the Entrance Hall.

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.

EPC

TBC

Business Rates

| | |
|----------------|---------|
| Rateable Value | |
| Ground Floor | £18,250 |
| First Floor | £2,400 |

Terms

The ground floor shop together with the first floor flat is currently let on expiring in March 2025.

Tenure

The Freehold is available to purchase at an asking price of £650,000.

VAT

It is understood that VAT is not applicable.

Legal Costs

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

Viewing & Further Information

Strictly by appointment with the sole agents:-

Brown & Co

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Holt
Norfolk,
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