

**Aldreds**  
Estate Agents



118 High Street, Stalham, NR12 9AZ

£350,000









# 118 High Street

Stalham, Norwich, NR12 9AZ

- Fantastic Four Storey Mixed Use Property
- Three Bedroom Duplex Apartment Above
- Split Level Courtyard Garden
- Lots of Character Throughout
- Popular Broadland Town
- Ground and Lower Ground Floor Commercial Space
- Currently Operated as a Cafe
- LPG Central Heating
- Delightful Position on the High Street
- Must View to Appreciate!

Nestled in the heart of Stalham on the busy High Street, this beautifully presented mixed-use property offers a unique opportunity for those looking for both residential and commercial space. The building features a well-appointed commercial space on the ground and lower ground floors, ideal for those looking to establish a business in a vibrant community.

Above the commercial space, you will find a comfortable living accommodation arranged over two floors comprising three spacious bedrooms, lounge, kitchen diner, box room and bathroom, perfect for families or individuals seeking a peaceful retreat after a busy day.

The charm of this property lies not only in its practical layout but also in its prime location. Being situated on the High Street means you are just a stone's throw away from all the local amenities, making daily life both convenient and enjoyable.

This property is an excellent choice for those looking to combine work and home life seamlessly, or for investors seeking a promising rental opportunity in a desirable area. With its appealing presentation and versatile use, this property is sure to attract interest from a variety of buyers. Don't miss the chance to make this exceptional space your own.



£350,000



## Ground Floor Commercial Premises

### Entrance Hall

Part glazed double entrance doors, cupboard housing electric fuse boards, stairs to first floor, door giving access to;

### Commercial Area 22'11" ext to 36'6" x 16'0" red to 10'4" (7.01m ext to 11.13m x 4.89m red to 3.17)

A spacious open plan area with a large High Street facing window to front aspect, window to rear, part vaulted ceiling with roof lights to either side aspect, exposed floorboards, two fireplaces, characterful exposed beams, brick and flint, serving area with fitted units, cold water supply, under stair washing area with two stainless steel sinks, stairs to lower ground floor level, door giving access to;

### W.C.

Low level w.c., hand wash basin, radiator.

### Lower Ground Floor Seating Area 12'10" x 10'7" at max (3.93m x 3.23m at max)

An additional commercial space with French doors with glazed side panels leading to rear garden, two under stair cupboards, radiator, inset ceiling lighting, access to;

### Food Preparation Area 15'2" x 8'9" (4.64m x 2.69m)

With cupboard and doorway giving access to;





### Commercial Kitchen 19'7" x 10'11" (5.98m x 3.33m)

Fitted out with an extraction system. Equipment available by separate negotiation.

### Outside

An attractive courtyard garden area to the rear of the building arranged over two levels, with paved steps to an upper level with resin coated surface, gate giving access to rear (via a personal arrangement with neighbouring property owner), external lighting.

### First Floor Residential Accommodation

#### First Floor Landing

Cupboard housing boiler for central heating and glazed door giving access to the duplex flat;

#### Kitchen/Dining Room 17'2" x 10'1" red to 7'1" (5.24m x 3.09m red to 2.18m)

Two rear facing windows, kitchen area with a range of fitted units with rolled edge work surface, stainless steel sink drainer with mixer tap, plumbing for washing machine, integrated electric oven, hob and stainless steel chimney style extractor, fireplace with cast iron fireplace, radiator, power points, door giving access to stairs to the second floor, part glazed double doors leading to;

#### Lounge 16'7" at max x 12'0" (5.06m at max x 3.68m)

Two front facing windows, fireplace, power points, wall lighting, television point, door giving access to;

### Directions

From our Aldreds Stalham office proceed on foot down the High Street, where the property can be found about about three quarters of the way along, having passed the church on the left, on the right hand side, just beyond the right hand turn into Upper Staithe Road.





**Box Room 7'2" x 5'3" (2.2m x 1.62m)**  
Window to front aspect, power points.

**Stairs To Second Floor Landing**  
Radiator, power points, doors leading off;

**Bedroom 1 12'3" x 13'0" at max (3.74m x 3.97m at max)**  
Two front facing windows, power points, radiator.

**Bedroom 2 9'11" x 9'11" (3.04m x 3.04m)**  
Window to rear aspect, radiator, power points.

**Bedroom 3 12'3" x 7'3" (3.74m x 2.22m)**  
Window to front aspect, radiator, power points.

**Bathroom**  
Obscure glazed window to rear aspect, panelled bath with a mixer shower over, pedestal hand wash basin, low level w.c., radiator, inset ceiling lighting, ventilation.

**Services**  
Mains water, electric & drainage

**Energy Performance Certificates (EPC & CEPC)**  
Residential EPC: Rating 'D'

Commercial CEPC: Rating 'B'

**Tenure**  
Freehold

**Local Authority**  
North Norfolk District Council. The residential part of the building is 'A' banded.

Current Rateable Value for Commercial part of the building: £6,600 (This is the rateable value for the property. It is not necessarily what you pay in business rates. Your local council uses the rateable value to calculate the business rates bill.)

You can potentially get Small Business Rate relief if your property's rateable value is less than £15,000 and your business only uses one property - you may still be able to get relief if you use more. Enquiries should be made direct to the Local Authority to clarify your position based on your circumstances.

**Location**  
Stalham is a popular Broadland Town with its own range of facilities, which include a public staithe on the upper reaches of the River Ant, health centre, schools, library, post office, Tesco supermarket and a variety of High Street shops and food outlets.

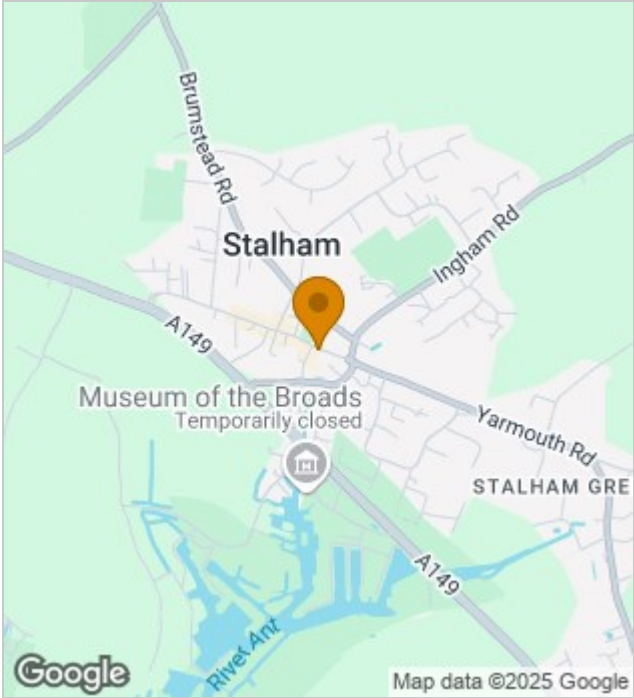
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PJL/S9890



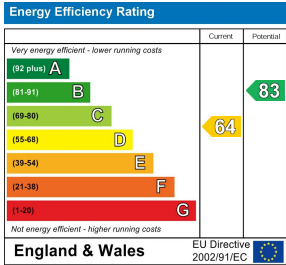
Floor Plans



Location Map



Energy Performance Graph



Viewing

Please contact our Aldreds Stalham Office on 01692 581089 if you wish to arrange a viewing appointment for this property or require further information.

Disclaimer  
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