

Freehold Opportunity

£515,000

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# CANNON HOUSE, 57 HIGH STREET

Stunning, early 18th century, Grade II listed mixed-use property, located in the market town of Downham Market, including 3 separate units across 3 floors.

Downham Market

☎ 01502 532 028

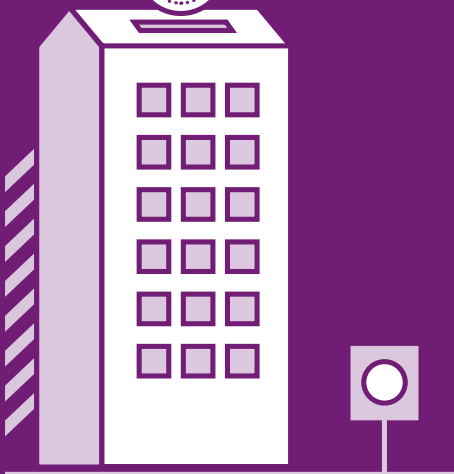
✉ [jack@paulhubbardonline.com](mailto:jack@paulhubbardonline.com)

**PAUL  
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# PROPERTY SUMMARY

- 1.** Beautiful Grade II listed building including 3 separate units.
- 2.** Property includes a ground floor commercial unit, and two separate 1x bedroom flats on the upper floors.
- 3.** Could become available with vacant possession, or with commercial tenant in situ, depending on buyer's requirements.
- 4.** Located in an ideal, central location in the picturesque market town of Downham Market.
- 5.** Both the commercial unit and top floor flat have been refurbished to a very high standard, with high quality fixtures and fittings, both period and some more modern, throughout.



# DESCRIPTION



Paul Hubbard Commercial is excited to bring to market this stunning, mixed-use property, located in the heart of a busy market town.

Downham Market is a historic market town in Norfolk, England, known for its charming old buildings, including the iconic clock tower in the town centre. It sits on the edge of the Fens, a low-lying agricultural region, and is one of Norfolk's oldest towns, with roots dating back to Saxon times.

The property itself, Cannon House, has stood imposingly in the centre of town since the early 18th century, and still retains a number of its breath-taking original features to this day.

The ground floor is currently occupied by the owner's business, a highly successful hairdressers which has operated from the site for almost 30 years. It's open plan and includes beautiful tiled floors throughout, high quality fixtures and fittings, as well as a unique, original Georgian garden room which allows light to beam into the salon throughout the day, showing off the live wall which has been carefully curated by the owner for nearly three decades.

The owner is happy to offer the salon with vacant possession, or would be willing to rent the space following completion of the sale depending on the new owner's requirements.

The ground floor also includes a WC, kitchen area, large reception room, and rear access to the garden, which includes a staircase leading to the two flats above.

The first floor flat is currently tenanted and generates a reasonable income each month. It is a one bedroom flat with large sash windows, retaining the buildings character, as well as a spacious sitting room, double bedroom, WC and kitchen area.

The second floor flat is recently refurbished and has been carefully decorated by the owner throughout. The flat is now split across two floors, with the kitchen, dining area, living space and bathroom and located on the second floor, and the double bedroom and wardrobe space located in the attic.

Externally, there is a private parking space to the front of the property which is used by the owner. To the rear is a stunning, private and enclosed courtyard with is thriving with plants and trees, allowing access to both the ground floor commercial units as well as the flats above.

This property suits a range of different buyers, from someone wanting to run their own business and live above, to someone purely looking for an investment purchase.

















# RATES

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Rateable value

**£6,600.**

**The business currently qualifies for small business rates relief. For guidance on business rates, please contact West Norfolk council for more information.**

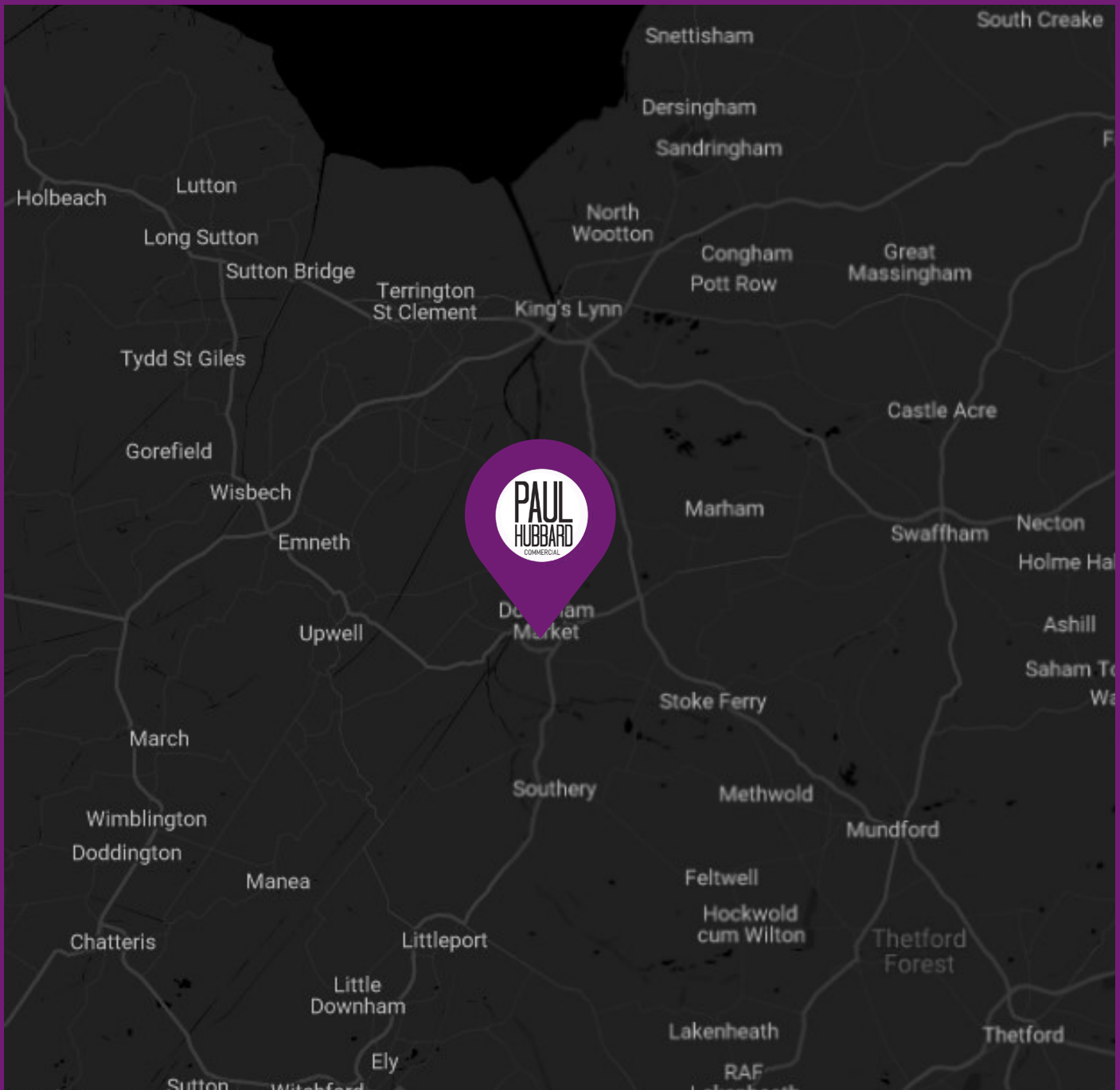


# LOCATION



**Cannon House**  
**57 High Street**  
**Downham Market**  
**Norfolk**  
**PE38 9HF**

Downham Market is a charming and historic market town located in Norfolk, known for its picturesque setting and vibrant community. Ideally positioned near the scenic North Norfolk coast, it offers easy access to stunning beaches and nature reserves, perfect for those who enjoy coastal living and outdoor activities. The town boasts excellent transport links, with regular train services to London King's Cross, Cambridge, and Ely, making it a convenient location for commuters. Additionally, it's close to the bustling city of King's Lynn and the renowned university city of Cambridge, providing residents with a wide range of shopping, dining, and cultural opportunities. With its mix of period properties, modern homes, and welcoming atmosphere, Downham Market is an attractive choice for families, retirees, and professionals alike.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



## WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

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## CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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