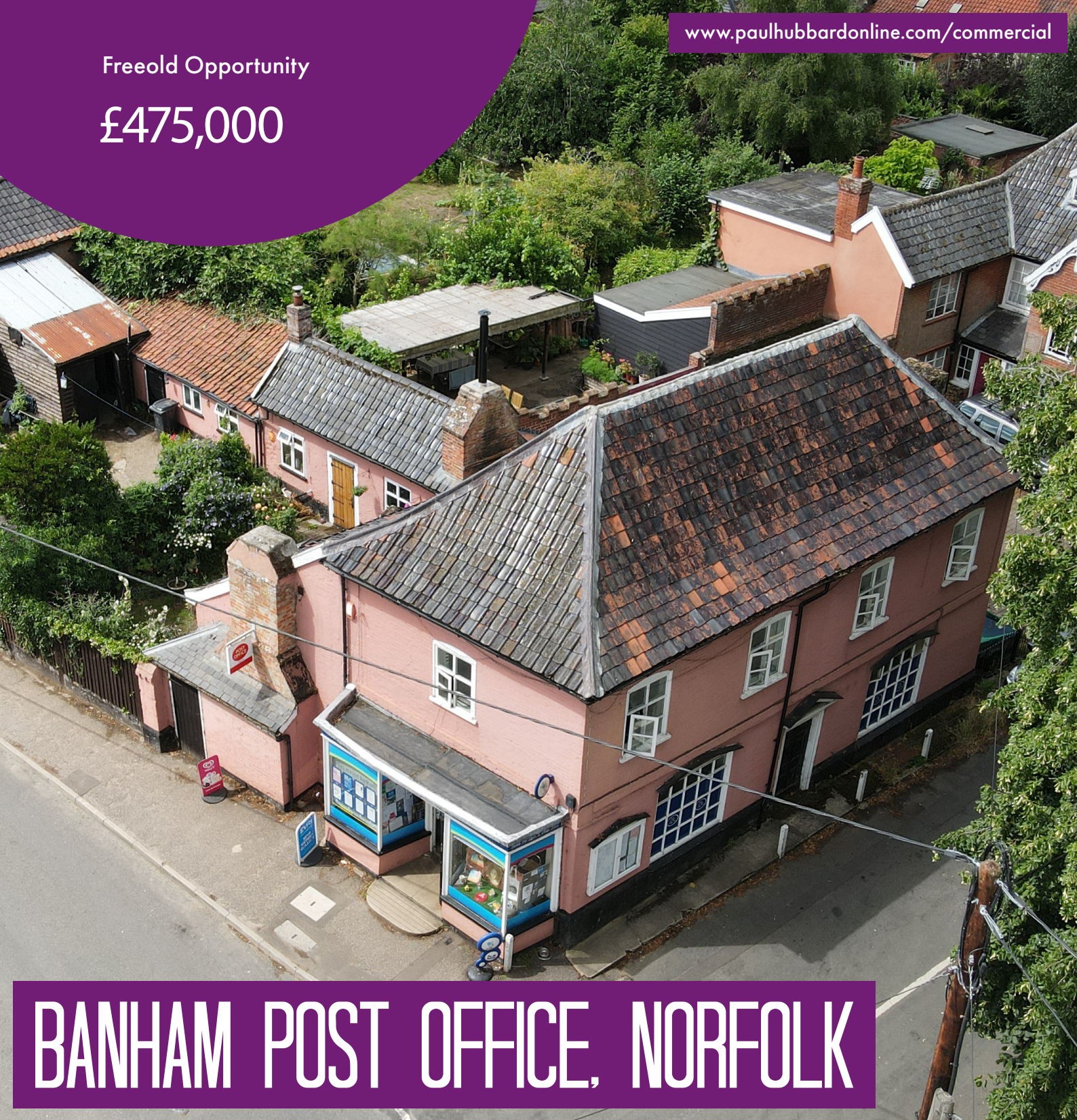


Freehold Opportunity

£475,000



# BANHAM POST OFFICE, NORFOLK

A rare opportunity to acquire a thriving freehold post office, shop and spacious family home in a prominent village location with strong local trade, development potential and no direct competition.

Banham, Norfolk.

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✉ jack@paulhubbardonline.com

**PAUL  
HUBBARD**  
COMMERCIAL



# PROPERTY SUMMARY



- 1.** Freehold mixed-use property including shop, post office, 3–4 bedroom house & outbuildings.
- 2.** Prime village location near Banham Zoo (250,000+ visitors annually) with no local post office competition.
- 3.** Spacious property with approx. 3,922 sq ft total floorspace, including 1,127 sq ft of outbuildings.
- 4.** Development potential with scope to convert attic and outbuildings (STPP).
- 5.** Established business with strong local trade, included fixtures/fittings & accounts available on request. Business rates exempt.

# DESCRIPTION



Paul Hubbard Commercial are delighted to present this well-established, mixed-use freehold property in the heart of the sought-after village of Banham, Norfolk.

This Grade II listed building includes a thriving post office and retail shop, along with a spacious 3-4 bedroom house and a range of outbuildings, all set within a generous plot. With approximately 3,922 sq ft of floorspace across the shop, post office, residence and storage areas, this unique property offers an ideal blend of business and lifestyle potential.

Positioned in a prominent location within the village, Banham Post Office enjoys excellent visibility and footfall, bolstered by the nearby Banham Zoo which attracts over 250,000 visitors annually. The post office is extremely well used by local residents and tourists alike, and with no direct competition in the area, it presents a rare and secure business opportunity. Owned and successfully operated by the same family since 2010, the business has become a cornerstone of the community.

The commercial element comprises a bright and spacious retail area to the front, with a highly popular post office to the rear. There is also an adjacent internal storage room which is ideal for stock but could also serve as an office to support the business. This could also be used for additional retail space, should the new owner wish to expand the shop's current offering.

Also accessible via the shop is a spacious, cobbled cellar which could provide additional storage.

All business-related fixtures, fittings and equipment are included in the sale, and full accounts are available on request, making this a turnkey opportunity for an incoming owner-operator.

The business is currently run by the two owners who work full time, with assistance from 3x part time members of staff which totals around 50 hours per week. The business is also exempt from business rates due to a full rural business exemption.

The adjoining residence includes 3 to 4 well-proportioned bedrooms, with potential to convert the attic into further living space, an office, or recreational room. A generous rear courtyard offers scope for parking or private use, and the outbuildings – totalling around 1,127 sq ft – provide significant potential for conversion (subject to planning) into additional accommodation, holiday lets or extended workspace.

This is a highly versatile and characterful property with genuine potential to further develop both the business and residential aspects. Early viewing is recommended to fully appreciate the scope on offer.

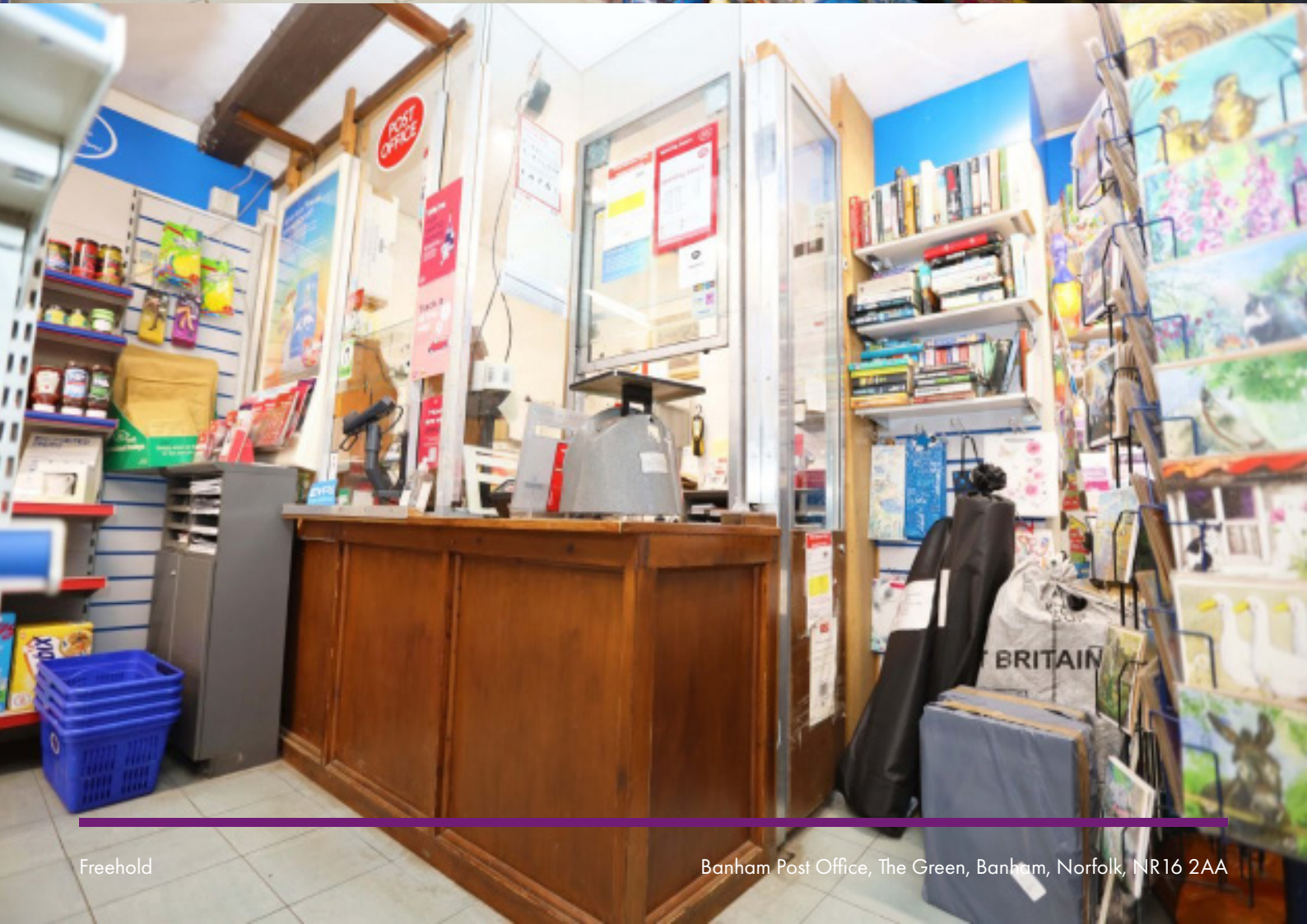




Freehold

Banham Post Office, The Green, Banham, Norfolk, NR16 2AA









Freehold

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Freehold

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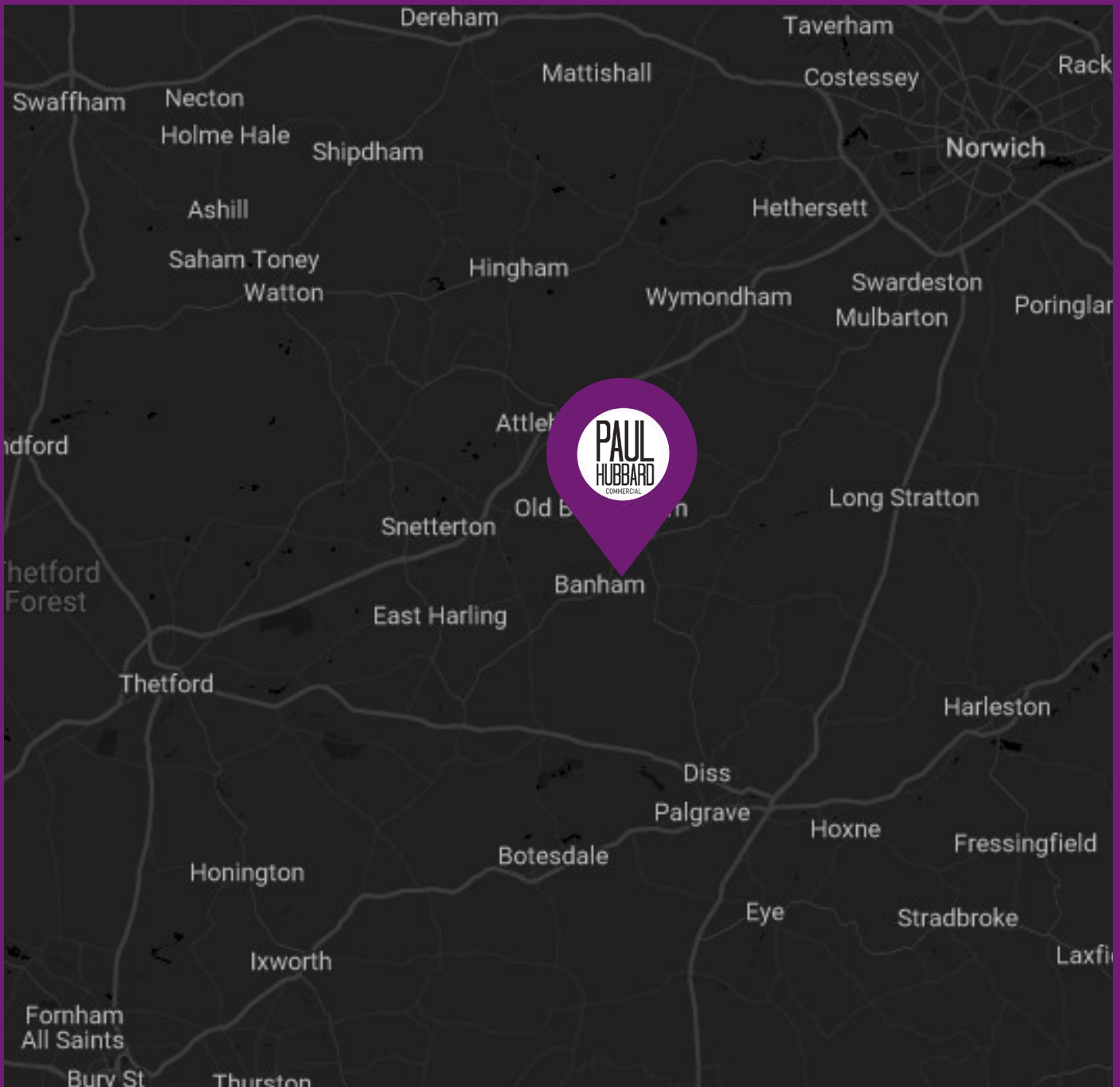
# LOCATION

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**Banham Post Office**  
**The Green**  
**Banham**  
**Norfolk**  
**NR16 2AA**

Banham is a charming and well-connected village located in the heart of the Norfolk countryside, renowned for its strong sense of community and picturesque rural setting. Best known for being home to the award-winning Banham Zoo, one of the county's most popular tourist attractions drawing over 250,000 visitors annually, the village also benefits from a range of local amenities including a primary school, village hall, and public house. Surrounded by scenic walking routes and open farmland, Banham offers a peaceful yet vibrant lifestyle, with easy access to nearby towns such as Attleborough, Diss, and Thetford, and convenient transport links to Norwich and London via the A11 and mainline rail services.



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 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 4 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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