

FREEHOLD COMMERCIAL INVESTMENT

HORNING, NORFOLK

REF: INV36651E

▶ FINANCIAL INFORMATION AVAILABLE

▶ [COMPLETE ONLINE NON-DISCLOSURE FORM](#)

📞 **01603 662 662**

✉ anglia@emfgroup.com

🌐 www.emfgroup.com

ATTENTION INVESTORS



- Prime Norfolk Village Location
- Freehold Mixed-Use Investment
- Let Ground Floor Retail Premises
- Rear Car Parking
- Well-Maintained Part Thatched Roof
- Extremely Well-presented Throughout
- Multiple Income Streams
- Self-contained Holiday Let Apartment
- Popular Year Round Tourist Destination
- Viewing Highly Recommended

FREEHOLD | £450,000

Comprising the freehold interest of the retail unit and holiday let subject to the existing lease in place in respect of the retail unit. Existing business not effected.

Get in touch ...

01603 662 662

INTRODUCTION

A rare opportunity to acquire the freehold interest in an attractive mixed-use property occupying a prominent position in the heart of Horning, one of the Norfolk Broads' most sought-after and visited destinations.

The property comprises a well-presented ground floor retail premises together with a first floor self-contained holiday let apartment, creating an appealing combination of income potential within a highly desirable waterside village.

The building itself is full of character and charm, being an attractive unlisted property that has been significantly improved and maintained by the current owners. Of particular note is the recently replaced thatched roof, providing both visual appeal and peace of mind for a future owner.

Horning remains one of the Norfolk Broads' most popular visitor destinations, attracting strong year-round footfall from holidaymakers, boating enthusiasts, local residents and day visitors alike. The property's central village position places it within easy reach of the riverside, local amenities and the area's thriving tourism economy.

This mixed use and versatile freehold property offers considerable appeal in an exceptionally desirable location. Please note that the retail unit is currently let and the sale is subject to this existing lease with the current business being unaffected.

The ground floor unit currently produces a rental income of £18,000 pa with the upstairs holiday let achieving an average income of £17,000 pa over the past 5 years, providing a gross yield of 7.8% based on the stated asking price.

PROPERTY

The ground floor retail premises are beautifully presented and fitted out to a high standard throughout. The accommodation currently incorporates retail sales space, display areas, customer seating and ancillary preparation and storage facilities, providing a flexible layout suitable for a variety of commercial uses, subject to any necessary consents.

Character features can be found throughout the property, including exposed timbers, bespoke glazing, wooden flooring and handcrafted fixtures, all of which combine to create a warm and welcoming environment.

To the rear is a well-equipped service area and kitchen space together with additional storage accommodation and office facilities on the first floor.

Above and separate from the commercial premises is a holiday let apartment which provides an additional income stream and broadens the property's appeal. The accommodation is ideally suited to visitors wishing to enjoy the Norfolk Broads and benefits from the area's strong tourism market. The unit has been finished and fitted out to a very high standard offering providing a desirable holiday let which achieves strong occupancy levels and many repeat bookings. The unit would also be of appeal to a new owner who wishes to utilise it's prime location for their own leisure purposes.

Externally, the property presents extremely well and has been maintained to a high standard and includes two off road parking spaces. The combination of its attractive appearance, prominent trading position and mixed-use configuration makes this a particularly unusual and desirable freehold opportunity.

LOCATION

Horning is widely regarded as one of the Norfolk Broads' premier villages, renowned for its picturesque riverside setting, boating activity, independent businesses and year-round visitor appeal.

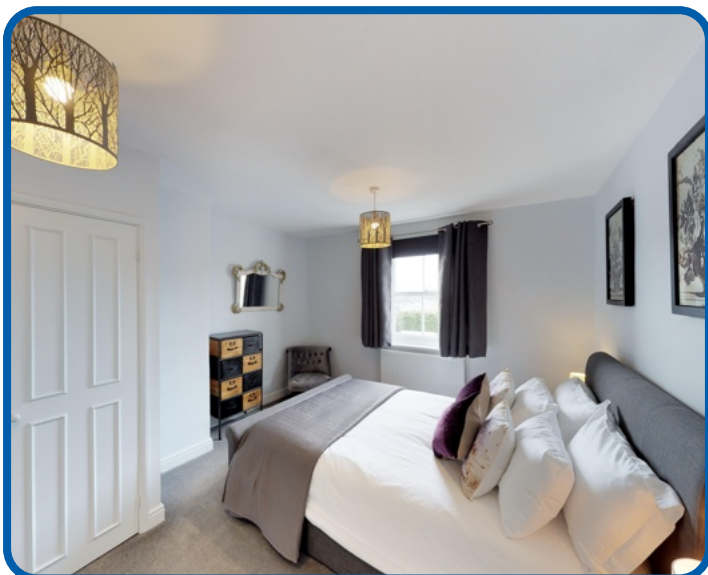
The village attracts substantial tourist traffic throughout the season whilst also benefiting from a strong local community, helping to support both commercial and holiday accommodation demand.

The Norfolk Broads remains one of the UK's most popular inland tourist destinations, drawing visitors from across the country and providing a strong backdrop for both commercial and residential investment.

FURTHER INFORMATION - WHAT NEXT?

For further details on the business, including access to accounts and supporting documentation, please complete the short online non-disclosure form as instructed below.

[CLICK HERE](#) to complete an online Non-Disclosure Form, powered by **Dropbox Sign**.





Energy performance certificate (EPC)

	Energy rating	Valid until: 20 March 2029
	C	

Property type	A1/A2 Retail and Financial/Professional services
Total floor area	121 square metres

Rules on letting this property

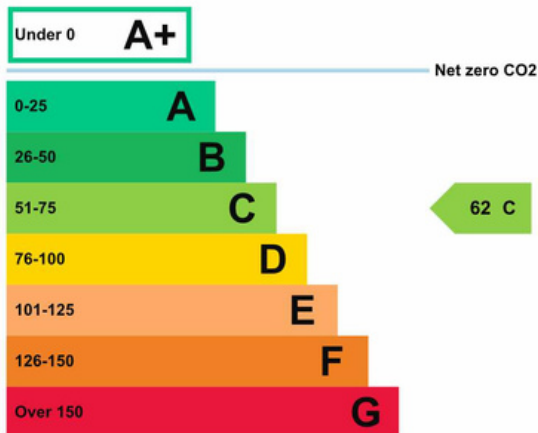
Properties can be let if they have an energy rating from A+ to E.

Energy rating and score

This property's energy rating is C.

Properties get a rating from A+ (best) to G (worst) and a score.

The better the rating and score, the lower your property's carbon emissions are likely to be.



How this property compares to others

Properties similar to this one could have ratings:

If newly built

29 B

If typical of the existing stock

85 D

Energy performance certificate (EPC)

	Energy rating	Valid until:	19 March 2029
	D		

Property type

Top-floor flat

Total floor area

55 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Energy rating and score

This property's energy rating is D. It has the potential to be C.

[See how to improve this property's energy efficiency.](#)

The graph shows this property's current and potential energy rating.

Properties get a rating from A (best) to G (worst) and a score. The better the rating and score, the lower your energy bills are likely to be.

For properties in England and Wales:

the average energy rating is D
the average energy score is 60

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		73 C
55-68	D	62 D	
39-54	E		
21-38	F		
1-20	G		



KEY INFORMATION

REFERENCE NUMBER

INV36651E.

TENURE

Freehold.

The sale will be subject to the existing lease of the ground floor unit with the current lease term running to the 29th August 2029.

RENT INCOME FROM SHOP

£18,000 per annum.

INCOME FROM HOLIDAY LET

£17,000 per annum average gross income over the past 5 years.

RATES PAYABLE

Nil in respect of the first floor holiday let. We are advised that the business benefits from Small Business Rate Relief.

The tenant of the ground floor unit is responsible for the Business Rates applicable to that part of the property.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

ENERGY PERFORMANCE CERTIFICATE

The Energy Performance Certificate shows a rating of:

Ground floor retail unit - 'C' / 62 - Non-Domestic Rating

First floor holiday let - 'D' / 62 - Domestic Rating

PRICE

£450,000.

Comprising the freehold interest of the retail unit and holiday let subject to the existing lease.

VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.