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THE FURNITURE HOUSE

Good Quality Second Hand Country Pine & Antique Furniture

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P Mon - Sat
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No return
within 30 mins

62-66 High Street, Stalham, NR12 9AS

£245,000





£245,000

62-66 High Street

Stalham, NR12 9AS

- Mixed Commercial & Residential Property
- Superb High Street Facing Retail Space
- Controllable Electric Heating
- No Onward Chain
- Spacious First Floor Living Accommodation
- Two Bedrooms
- Spacious Garden
- Internal Viewing Highly Recommended

Aldreds are pleased to offer this mixed commercial and residential property with two bedroom, first floor living space. This delightful period property is located in a prominent High Street position, with a fantastic retail space on the ground floor and delightful, spacious living accommodation with lots of character. A particular feature of the property is the generous garden area to the rear, with outbuildings. This well appointed property is not to be missed! Offered with no onward chain.



Open Plan Retail Space 25'11" at max x 20'6" (7.91m at max x 6.25m)

Shop windows to High Street front aspect, two entrance doors, power, lighting, under stair cupboard, doors leading off;

Store Room 9'0" x 7'2" reducing to 5'9" (2.75m x 2.2m reducing to 1.77m)

With power, lighting, plumbing for washing machine.

Rear Lobby 12'8" x 6'2" reducing to 5'1" (3.88m x 1.9m reducing to 1.55m)

Power points, lighting, sliding door giving access to rear hall, door to cloakroom.

Cloakroom

Obscure glazed window to rear aspect, quarry tiled floor, low level w.c., hand wash basin.

Prep Room 13'1" x 14'7" reducing to 10'3" (4m x 4.47m reducing to 3.13m)

Windows to side and rear aspects, part glazed door to side, fitted shelving, power points, built-in cupboard.





Outside

The property offers an attractive garden area to the rear and side, accessed via double timber gates from the High Street with a paved patio area leading onto a sub divided garden, well stocked with a variety of shrubbery and planting with two garden stores, external lighting.

Living Accommodation

Stairs from ground floor hall to first floor accommodation with door giving access to;

Kitchen/Diner 24'1" at max x 8'10" (7.36m at max x 2.71m)

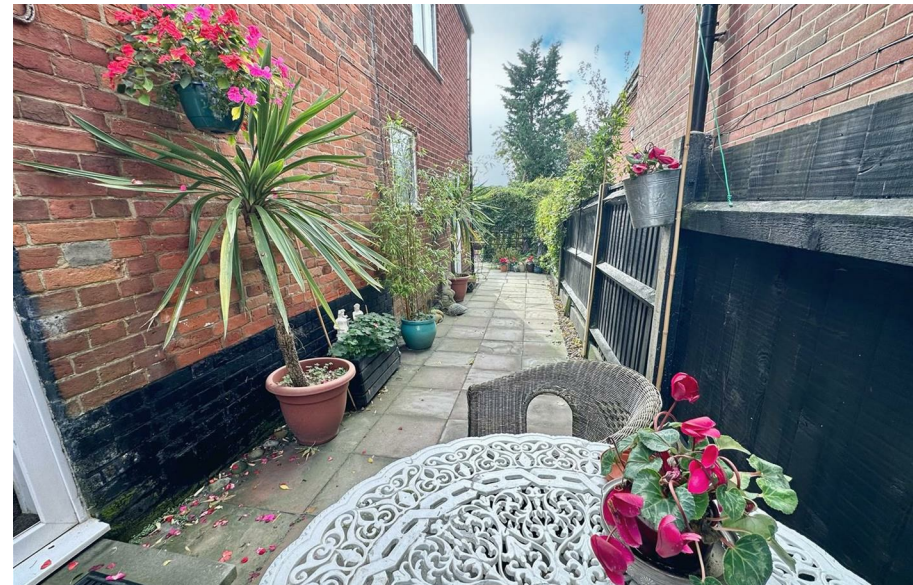
With window to rear aspect, kitchen area with a range of fitted units with rolled edge work surface and tiled splash backs, stainless steel sink drainer, integrated electric oven and ceramic hob, plumbing for dishwasher, wall mounted controllable electric heater, doors leading off;

Lounge 14'2" x 13'1" (4.32m x 4.01m)

A spacious double aspect room with exposed beams, open working fireplace with a tiled hearth, power points, television point, telephone point.

Directions

From our Aldreds Stalham office proceed on foot down the High Street, where the property can be found about half way along on the right hand side, next door to Boots Pharmacy and located by our FOR SALE board.



Inner Hall

Doors leading off;

Bedroom 1 12'4" x 11'10" (3.77m x 3.63m)

Window to front aspect, wall mounted controllable electric heater, built-in wardrobe, power points.

Bedroom 2 8'10" x 9'6" reducing to 8'3" (2.71m x 2.9m reducing to 2.53m)

Window to front aspect, power points.

Bathroom

Airing cupboard housing hot water cylinder with immersion heater, fully tiled walls, ventilation, wall mounted electric heater, white suite comprising pedestal hand wash basin, low level w.c., panelled bath with electric shower over.

Services

Mains water, electric and drainage.

Council Tax

North Norfolk District Council - Residential accommodation first floor flat - Band: A. The ground floor commercial space rateable value is £10,000 per annum. 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 to £0 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.

Tenure

We offer the Freehold for sale

Location

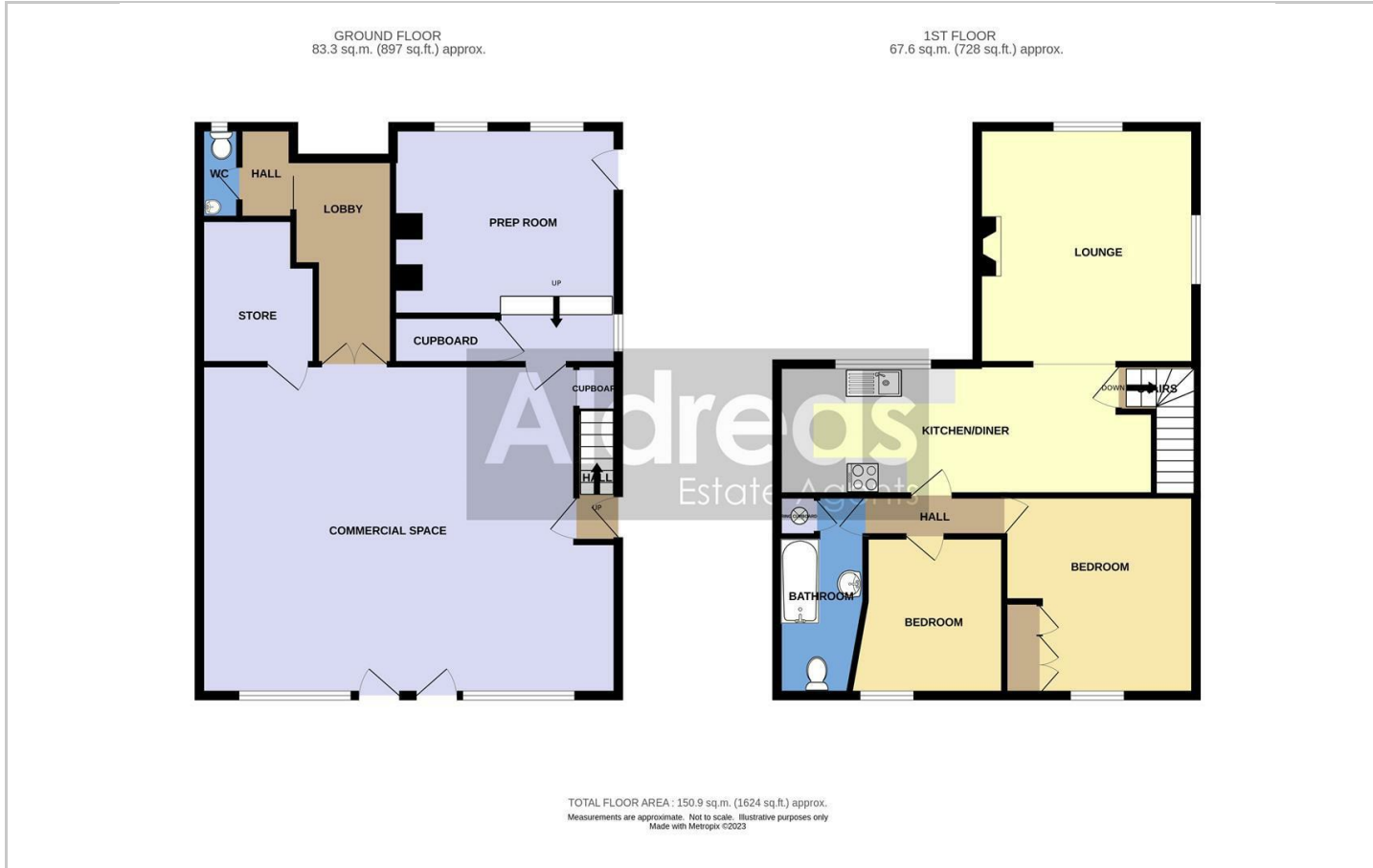
Stalham is a Broadland town with a full range of facilities which include a variety of shops on a busy High Street, post office, health centre, schools and

a supermarket. Only a few miles from the coast, the town is handy for those looking to take advantage of the Broads network and also it also has a regular bus service to Great Yarmouth and and the fine city of Norwich.

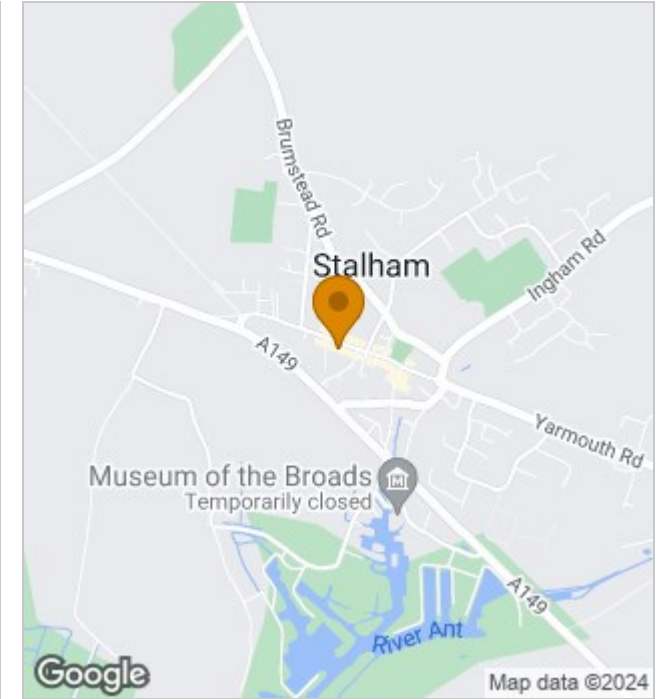
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PJL/S9739

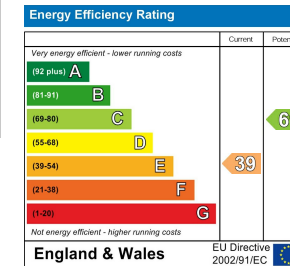
Floor Plans



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

These particulars are issued on an understanding that all negotiations shall be conducted through Messrs. Aldreds. Please note: Messrs. Aldreds for themselves and for the vendors or lessors of this property whose agents they are given notice that: 1. Particulars are set out as a general outline only for guidance of intending purchasers or lessees, and do not constitute nor constitute part of, an offer or contract. 2. All descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Messrs. Aldreds has any authority to make or give any representation or warranty whatever in relation to this property. 4. If you are proposing to visit the property and are traveling some distance please check with Aldreds on the issue of availability prior to traveling. 5. Aldreds Property Consultants and associated services may offer additional services to the prospective purchaser for which they will be entitled to receive a commission. Aldreds are pleased to be working with Mortgage Advice Bureau. They're an award-winning mortgage broker with over 1,400 advisers across the UK, and have access to over 12,000 mortgage products from over 90 lenders. Aldreds Estate Agents Ltd receive a commission of £200 on each completed case. Your home may be repossessed if you do not keep up repayments on your mortgage. There may be a fee for mortgage advice. The actual amount you pay will depend upon your circumstances. The fee is up to 1%, but a typical fee is 0.3% of the amount borrowed. Mortgage Advice Bureau is a trading name of Mortgage Seeker Limited which is an appointed representative of Mortgage Advice Bureau Limited and Mortgage Advice Bureau (Derby) Limited which are authorised and regulated by the Financial Conduct Authority. Mortgage Seeker Limited Registered Office: Lovewell Blake, Sixty Six North Quay, Great Yarmouth, Norfolk, NR30 1HE. Registered in England Number: 372141. 6. Potential purchasers should check with their providers that the broadband and mobile phone coverage they would require is available.

55 High Street, Stalham, Norfolk, NR12 9AH
Tel: 01692 581089 Email: stalham@aldreds.co.uk <https://www.aldreds.co.uk/>

Registered in England Reg. No. 08945751 Registered Office: 66 North Quay, Great Yarmouth, Norfolk NR30 1HE Directors: Mark Duffield B.S.c. FRICS. Dan Crawley MNAEA Paul Lambert MNAEA