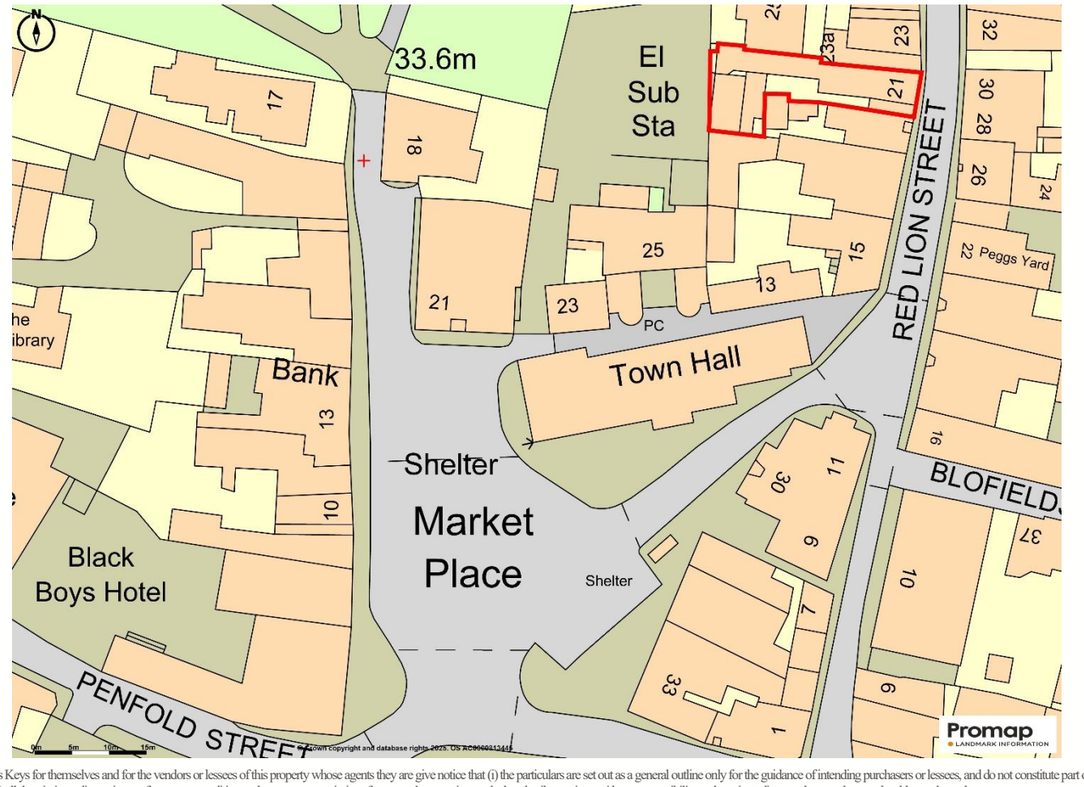
Arnolds | Keys
Trusted Property Experts





Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees 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 (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Arnolds | Keys
Trusted Property Experts



Mixed-Use Investment Opportunity

Dental Practice and Shop 76.90 m^2 (833sqft)
Two Storey Residential Flat 74.00 m^2(797sqft)

Investment

For Sale

CONVENIENT TOWN CENTRE LOCATION

CLOSE PROXIMITY TO MAIN RETAIL PARADE

HIGH LEVEL OF PASSING VEHICULAR TRAFFIC

TWO GROUND FLOOR COMMERCIAL UNITS AND ONE RESIDENTIAL FLAT ON UPPER FLOORS

PASSING RENT OF £27,040 PA

FREEHOLD

21 and 21a Red Lion Street, Aylsham, Norwich, NR11 6ER

Red Lion Street is situated in the heart of Aylsham, a thriving and popular market town in North Norfolk, with excellent access to the renowned North Norfolk coastline. The location benefits from a high volume of passing vehicular traffic, with routes converging from both Norwich Road and Cromer Road.

Aylsham lies approximately 12 miles north of Norwich and 10 miles south of Cromer, serving as a key hub for surrounding villages and rural communities.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

21 and 21a Red Lion Street, Aylsham, Norwich NR11 6ER

Description

To the rear, Aylsham Dental Practice occupies an adjoining single-storey building accessed separately via an alleyway. This unit offers purpose-built dental treatment rooms, a reception/waiting area, and kitchen and WC facilities.

The property comprises a prominent mid-terrace Grade II listed building of traditional brick-rendered construction beneath a pitched tiled roof, together with a recently constructed single-storey commercial building to the rear.

The front unit, occupied by Aylsham Candles, faces Red Lion Street and provides an open-plan ground floor retail area with a rear kitchen, WC, and storage.

A self-contained two storey flat, also accessed from the alleyway, comprises an entrance hall with stairs leading to the first floor. The first floor provides an open plan living and kitchen, a bedroom and a bathroom, with an additional room on the second floor.

Accommodation

Description	m²	Sq Ft
Commercial		
Aylsham Candles Total NIA	28.21	309
Aylsham Dental Practice Total NIA	48.69	524
Residential		
*Total GIA	74.00	797

**No internal measurements have been taken of the flat, approximate floor areas have been obtained from online property portals.*

Terms

The freehold interest in the property is available for sale at **£295,000 exclusive,** subject to the following lease agreements.

Business Rates and Council Tax

For more information, please contact the agent.

Legal Costs

Each party to bear their own costs

VAT

The property is not elected for VAT.

Tenancies

Aylsham Dental Practice
Tenant: Meetal Patel
Term: 20 years from 4 April 2012
Rent: £12,760 per annum

Aylsham Candles
Tenant: Aylsham Candles
Term: 1 year from 19 June 2026
Rent: £5,280 per annum

Residential
Let on an Assured Periodic Tenancy Agreement producing £9,000 per annum.

EPC

The property has an EPC rating as follows:

Commercial
Unit 1 – TBC
Unit 2 – TBC

Residential – D

Viewing and further information

Strictly by appointment with the sole agents:
Arnolds Keys 01603 216825

Harry Downing
harry.downing@arnoldskeys.com
DDi: 01603 216806

Rafe Lochore
rafe.lochore@arnoldskeys.com
DDi: 01603 216825

SUBJECT TO CONTRACT - HRD/njr/120

Arnolds | Keys
Trusted Property Experts











