



Ground Floor Retail Premises
62.58 m² (673 SqFt)

Retail

To Let



CONVENIENT TOWN CENTRE LOCATION

FORMER SALON

SUITABLE FOR A RANGE OF CLASS E USES

AVAILABLE IMMEDIATELY

BUSY VEHICULAR AND PEDESTRIAN ROUTE

58 High Street, Stalham, Norwich, Norfolk NR12 9AS

Stalham is a traditional Broadland market town situated close to the Norfolk Broads, approximately 15 miles north-east of Norwich, 14 miles south-east of Cromer and 22 miles north-west of Great Yarmouth. The town serves a wide rural catchment area and benefits from good road connections via the A149.

The property is situated on Stalham High Street, with adjacent occupiers including Boots Pharmacy, Stalham DIY & Hardware Store and Co-Op Funeral Services.

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.

Description

The property comprises a well-presented ground-floor retail unit in a prominent High Street position, formerly operating as a salon. It offers an open-plan sales area, together with rear ancillary space, including a kitchenette and WC facilities.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M ²	Sq Ft
Salon	50.55	544
Kitchen	9.06	97
Store	2.97	32
WC	-	-
Total GIA	62.58	673

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£9,500 per annum, with VAT not applicable.**

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises

Rateable Value: £9,200

Rates Payable 2026/2027: £3,514.4*

*Small business rate relief may apply up to 100% relief <https://www.gov.uk/apply-for-business-raterelief/small-business-rate-relief>

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: D

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/120

