



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.

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 **£7,140 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

