



68-70 HIGH STREET

NORWICH, NR12 9AS

£275,000
RETAIL INVESTMENT

- Retail investment located in Stalham, a traditional Norfolk market town situated approximately 15 miles north-east of Norwich
- Occupied by Boots UK Ltd on a new 5-year lease from September 2025 with a current passing rent of £24,500 per annum
- The property has a gross internal floor area of 3,179 square feet (295.4 square metres) and benefits from 5 parking spaces
- Offers are invited in excess of £275,000, which represents a gross yield of 8.9%

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Location

The property occupies a prominent position on High Street in Stalham, a traditional Norfolk market town situated approximately 15 miles north-east of Norwich and close to the Norfolk Broads National Park. Stalham serves as a key local centre, offering a mix of independent retailers, national multiples, and essential services, attracting both local residents and seasonal visitors. Stalham has a growing residential catchment and is a popular base for tourism, given its proximity to the Broads waterways and the Norfolk coastline. Norwich, the regional commercial hub, is easily accessible by road via the A1151. There is public parking nearby.

Please note all times and distances given are approximate only.

Description

The property is arranged over basement, ground floor and part first floor. The sizes are as follows:

Basement = 1,043 square feet (96.9 square metres)
Ground Floor = 1,686 square feet (156.7 square metres)
First Floor = 450 square feet (41.8 square metres)
Total = 3,179 square feet (295.4 square metres)

Please note that the sizes given are approximate only and provided by the VOA. All interested parties are advised to rely on their own inspection and survey.

Tenancy

The property is let to Boots UK Ltd for £24,500 per annum on a 5-year lease from 29 September 2025.

Tenure

The property is to be sold by way of a 999-year lease with a peppercorn ground rent.

VAT

We have been informed that property has not been elected for VAT.

Terms

Offers are invited in excess of £275,000, which represents a gross yield of 8.9%.

Viewings

Viewings are strictly by appointment through sole agents Harston&Co.



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