



FRANCIS
DARRAH
Chartered Surveyors

PROMINENT SHOP FREEHOLD FOR SALE

WITH VACANT POSSESSION
(NO VAT)

**9A NEW ROAD,
NORTH WALSHAM, NR28 9DE**

LOCATION

North Walsham is a market town in North Norfolk, 8 miles south of Cromer and 15 miles north of Norwich.

The property is located on the edge of the town centre adjacent to **Bayfields Opticians** and opposite the library and the Fire Station. Nearby retailers include **Roys of Wroxham**, **Post Office** and **Lidl**.

ACCOMMODATION

The property provides accommodation with the following approximate areas:

Ground Floor

Sales	1,741 sq ft	161.7 sq m
Warehouse	763 sq ft	70.8 sq m

First Floor

Storage/Office/ Kitchen	1,127 sq ft	104.7 sq m
Warehouse	318 sq ft	29.5 sq m

There is extensive parking at the front and the left hand side of the property.

TENURE

The property is offered for sale, freehold with vacant possession seeking offers in the region of **£250,000**

VAT

The property is not elected for VAT. The sale will not be subject to VAT.

ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £11,000 with effect from 1 April 2026. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Francis Darrah
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SUBJECT TO CONTRACT

June 2026

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RETAIL

