

14 & 14A MARKET PLACE
HINGHAM NORFOLK NR9 4AF

For Sale: Mixed Use Investment

DURRANTS
SINCE 1853

14 & 14A MARKET PLACE

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For Sale: Mixed Use Investment

Offers over £180,000

Key Features

- Mixed use freehold investment
- Grade II listed
- Vacant ground floor shop
- Let first floor studio flat
- Total accommodation of 105 sq.m (1127 sq. ft)
- Centrally located within Hingham



DESCRIPTION

14/14a Market Place comprises a Grade II listed mixed-use property situated in the picturesque town of Hingham.

The ground floor shop has large display windows fronting the Market Place/B1108 and an open plan retail space with steps splitting the accommodation. The shop also has a teapoint, wc and storage cupboard, with access to a small rear courtyard. To the front of the property is a passageway and separate entrance to the first-floor studio flat.

The self-contained first floor studio flat has maintained its character with the charming beamed bed/sitting room, but with modern touches. A modern kitchenette is fully fitted with units, under counter fridge/freezer, microwave oven and induction hob. The shower room has recently been refitted with a new suite and electric shower. The property is heated with new Ducassa electric radiators.

LOCATION

Hingham is a charming market town known for its elegant architecture and attractive period buildings. The property enjoys a prime position overlooking Hingham's picturesque village green in the heart of the town.

The town offers a range of local facilities including a popular pub, café's, independent shops, a doctors surgery and a beautiful historic church. Surrounded by unspoilt countryside, Hingham combines rural tranquillity with accessibility - just 6 miles from Wymondham and around 17 miles from the vibrant city of Norwich with good road links to other parts of Norfolk.

ACCOMMODATION

	sq m	sq ft
Ground Floor Shop	76.6	825
First Floor Studio Flat	28.1	302
Total	104.7	1127

SERVICES

Mains electricity, water and drainage connected. The flat and the shop have separate water and electricity services.

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).

PROPOSAL

We are instructed by our client to seek offers in excess of £180,000 for the freehold interest of the property.

The shop is currently unoccupied having previously been a tea room/café. The flat is occupied under an assured shorthold tenancy which commenced in November 2024 for £475.00 pcm (£5,700 p.a).

The property is held on 2 Land Registry titles: NK454706 & NK169547. There is a shared hallway which provides access to the studio flat and the adjacent 1 Norwich Road (a neighbouring property not included in this sale).



VAT

The property is not opted to tax and therefore VAT is not payable in addition to the purchase price.

ENERGY PERFORMANCE

The shop has an Energy Performance Certificate rating of C(58), while the flat has a rating of E(42). Full copies are available on request.

RATEABLE VALUE & COUNCIL TAX

The shop has a Rateable Value of £6,800. The flat has a Council Tax banding of A.

LOCAL AUTHORITY

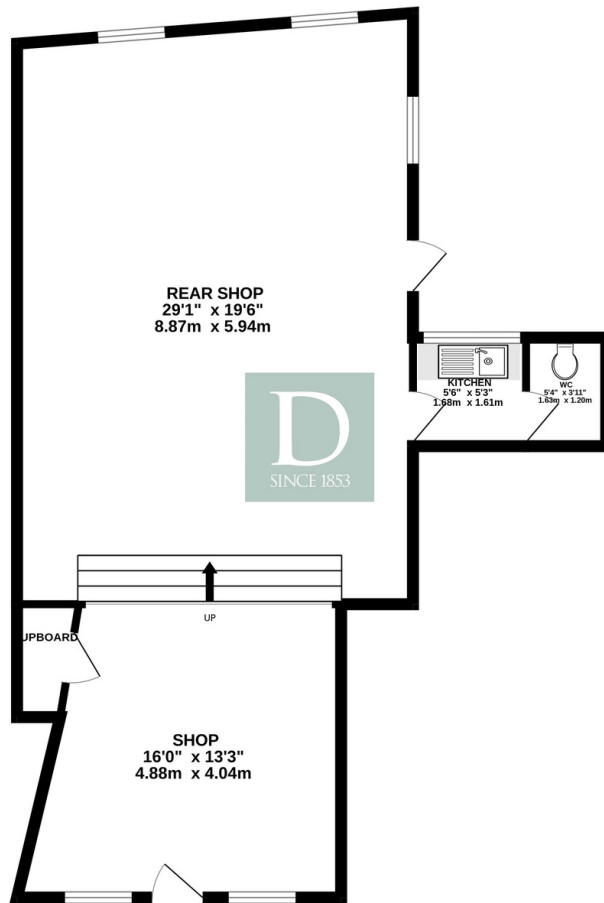
South Norfolk District Council.

DIRECTIONS

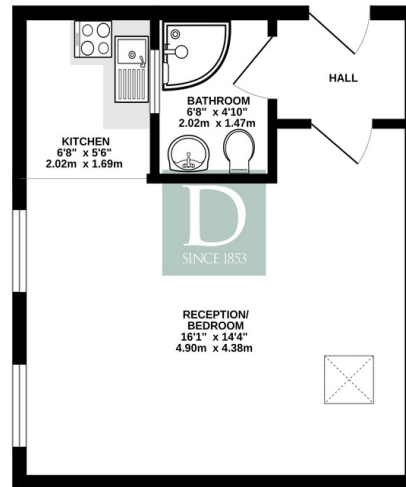
Entering Hingham on the B1108 Norwich Road, proceed into the town where the property will be found just before the Market Place on the left hand side.



GROUND FLOOR
825 sq.ft. (76.6 sq.m.) approx.



FIRST FLOOR
302 sq.ft. (28.1 sq.m.) approx.



TOTAL FLOOR AREA: 302 sq.ft. (28.1 sq.m.) approx.

VIEWING

Strictly by arrangement with the agents.

CONTACT US

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Email: **commercial@durrants.com**



IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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