

Freehold Opportunity

£300,000



17/19 HIGH STREET, DOWNHAM MARKET

A fully let High Street commercial investment in the heart of Downham Market generating £23,400 per annum, with four self-contained units and additional rear land offering residential development potential (STP).

Downham Market, Norfolk.

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HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



1. Fully let High Street commercial investment generating £23,400 per annum

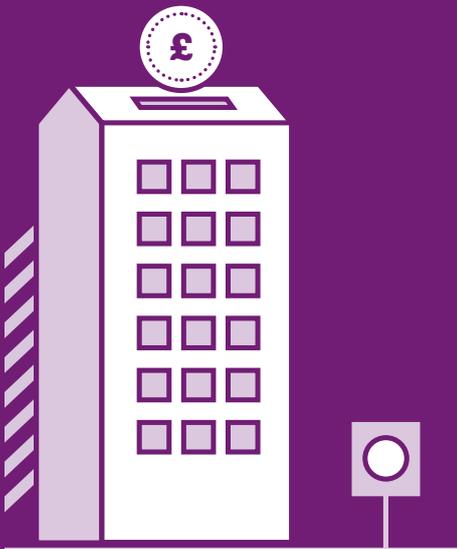


2. Four self-contained units extending to 2,569 sq ft in total

3. 7.8% gross yield at £300,000 asking price

4. Rear land of approx. 0.06 acres with development potential (STP)

5. Prominent town centre location with diversified tenant mix



DESCRIPTION



Paul Hubbard Commercial are delighted to present a fantastic investment opportunity comprising 4x separate commercial units.

An excellent mixed-use commercial investment occupying a prominent High Street position in the centre of Downham Market, the property comprises four self-contained and fully tenanted commercial units, together with additional rear land extending to approximately 2,750 sq ft (0.06 acres), including a derelict bungalow offering clear development potential subject to planning.

The investment currently produces a total rental income of £1,950 per calendar month, equating to £23,400 per annum. At the asking price of £300,000, this reflects a gross yield of 7.8%. The income is split across four separate occupiers.

The accommodation is arranged as follows:

17 High Street (Online Business)

Ground Floor – 622 sq ft
First Floor – 468 sq ft
Total – 1,089 sq ft (101.2 sq m)
Rent – £300 pcm
Rateable Value – £3,050
EPC Rating – D

17a High Street (Takeaway)

Ground Floor – 305 sq ft (28.3 sq m)
Rent – £500 pcm
Rateable Value – £4,400
EPC Rating – E

17b High Street (Barber)

Ground Floor – 341 sq ft (31.7 sq m)
Rent – £500 pcm
Rateable Value – £5,300
EPC Rating – D

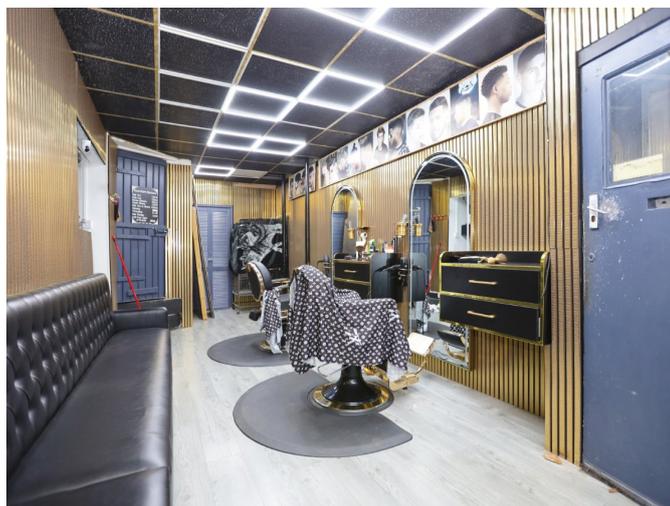
19a High Street (Estate Agent)

Ground Floor – 834 sq ft (77.5 sq m)
Rent – £650 pcm
Rateable Value – £8,400
EPC Rating – C

The total commercial floor area across all four units amounts to approximately 2,569 sq ft (238.7 sq m).

To the rear of the property lies additional land extending to approximately 2,750 sq ft (0.06 acres), incorporating a derelict bungalow. This element of the property presents an opportunity for residential redevelopment or conversion, subject to obtaining the necessary planning consents, providing further revenue potential alongside the established rental income.

All units have commercial leases in place until 2028, other than 19a which doesn't currently have a lease in place.







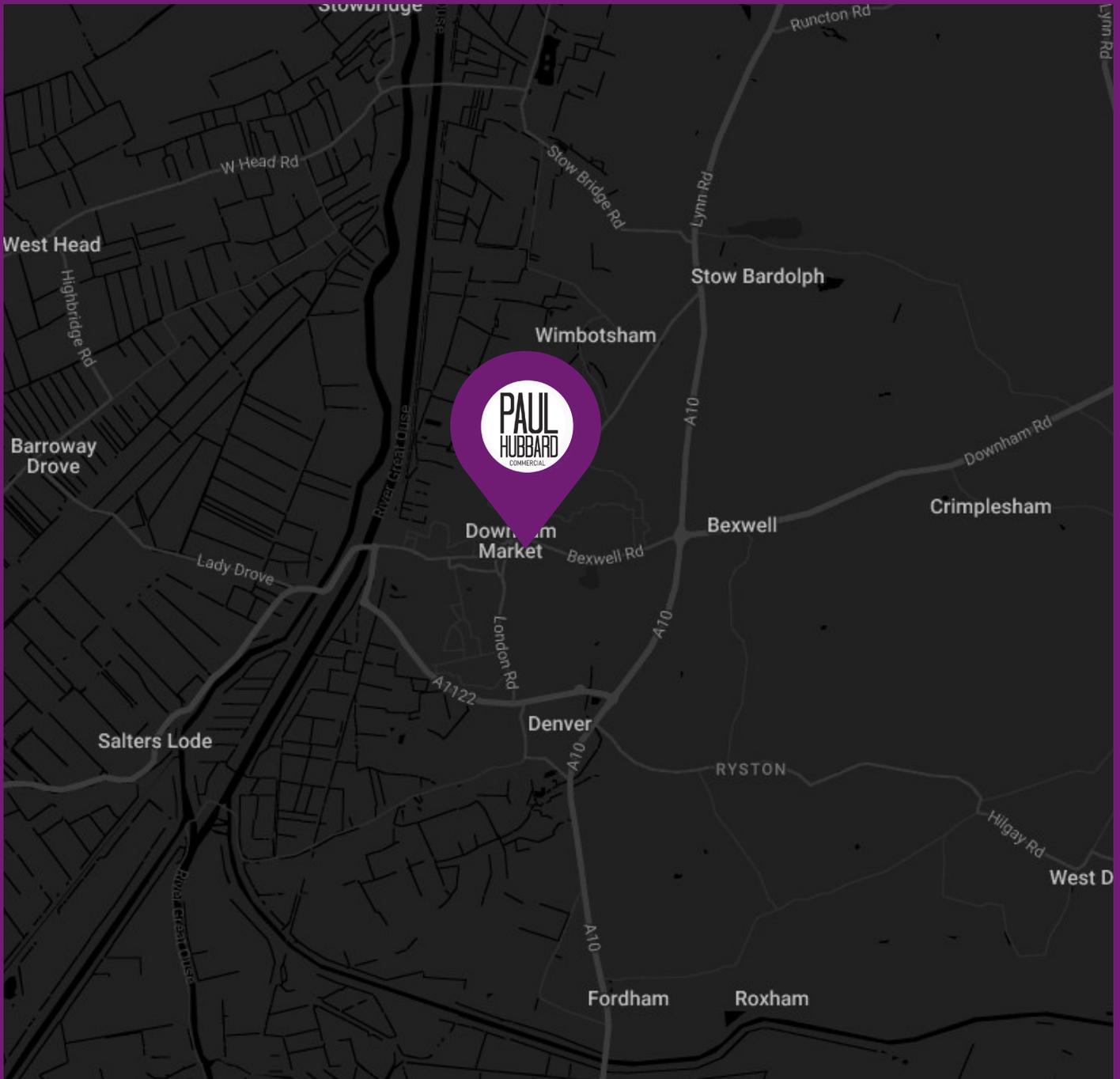


LOCATION



**17/19 High Street
Downham Market
Norfolk
PE38 9DA**

Downham Market is a well-established and expanding market town in West Norfolk, strategically positioned between King's Lynn and Ely with direct mainline rail services to Cambridge and London King's Cross. The town offers a strong mix of national and independent retailers, supermarkets, cafés and professional services centred around its traditional marketplace and High Street. Benefitting from good road connectivity via the A10 and A1122, a growing residential catchment and ongoing local development, Downham Market provides a stable and attractive trading environment for commercial occupiers and investors alike.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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