

Offers In Excess Of

£150,000



WATERLOO HOUSE, NORTH WALSHAM

Fantastic commercial investment opportunity in the heart of North Walsham town centre, including a ground floor commercial unit generating £18,000 in rental income.

North Walsham, Norfolk.

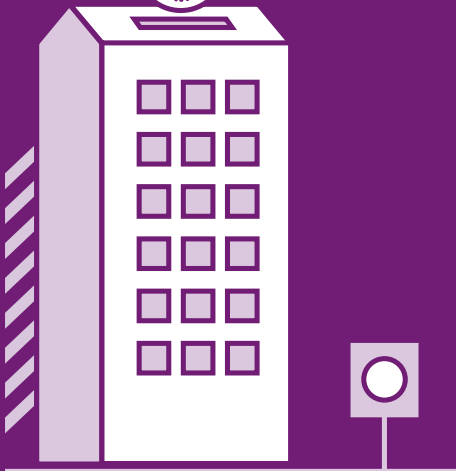
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**PAUL
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COMMERCIAL



PROPERTY SUMMARY



- 1.** Freehold investment in a prime town centre location in North Walsham.
- 2.** Ground floor commercial unit (approx 1015sq ft) let to a long-standing tenant of 30 years, currently paying £18,000 p.a.
- 3.** Rolling lease in place; tenant is open to signing a new lease under similar terms.
- 4.** Four sold-off residential flats generating ground rent and additional management fees of £460pa.
- 5.** Offers in excess of £150,000, offering a yield of 11.54% at a sale price of £160,000.

DESCRIPTION



Paul Hubbard Commercial are pleased to offer this rare opportunity to acquire a freehold investment in a prominent and highly visible position in the heart of North Walsham town centre.

Waterloo House comprises a spacious ground floor commercial unit with striking dual-aspect, floor-to-ceiling windows, offering exceptional visibility and an ideal space for showcasing products. Located directly on the busy Market Place, the property benefits from high footfall and passing traffic, making it a sought-after location for occupiers.

The commercial unit, which is approximately 1015sq ft, is currently let to a long-established tenant who has been in occupation for approximately 30 years.

The lease is presently rolling over, but the tenant has expressed willingness to enter into a new lease on similar terms, offering flexibility and security for the incoming owner. The unit currently generates a rental income of £18,000 per annum.

While the premises would benefit from some refurbishment, it presents a valuable opportunity to modernise and potentially enhance rental value.

The upper floors of the property have been converted into four residential flats, all of which have been sold on long leaseholds. As the freeholder, the purchaser will benefit from ground rent of £240pa, and annual management fees of £200pa, providing additional passive income and increasing the overall yield to 11.54% at a sale price of £160,000.

This is an ideal opportunity for investors seeking a secure and established commercial income stream, with scope to add value and further develop lease terms to suit long-term investment goals.

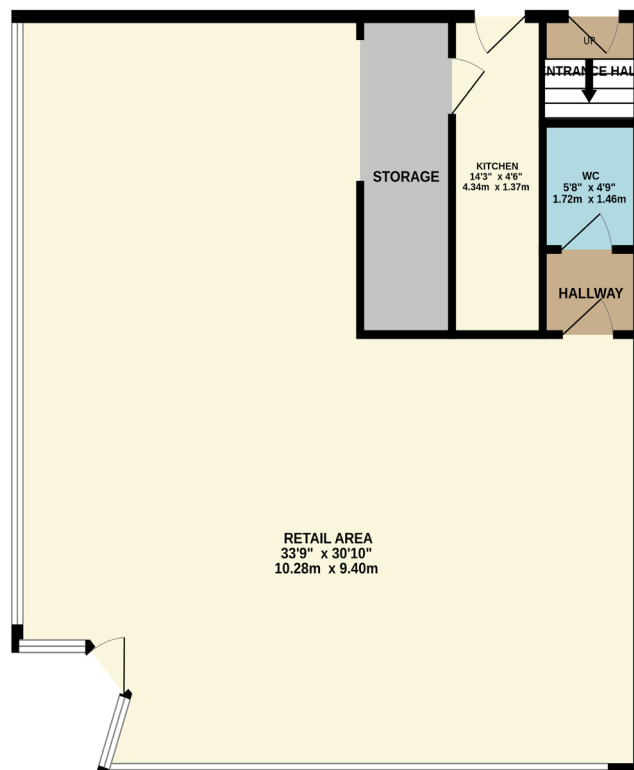
For more information or to arrange a viewing, please contact Jack Taylor at Paul Hubbard Commercial on 01502 532028 or email jack@paulhubbardonline.com.







GROUND FLOOR
1015 sq.ft. (94.3 sq.m.) approx.



TOTAL FLOOR AREA: 1015 sq.ft. (94.3 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

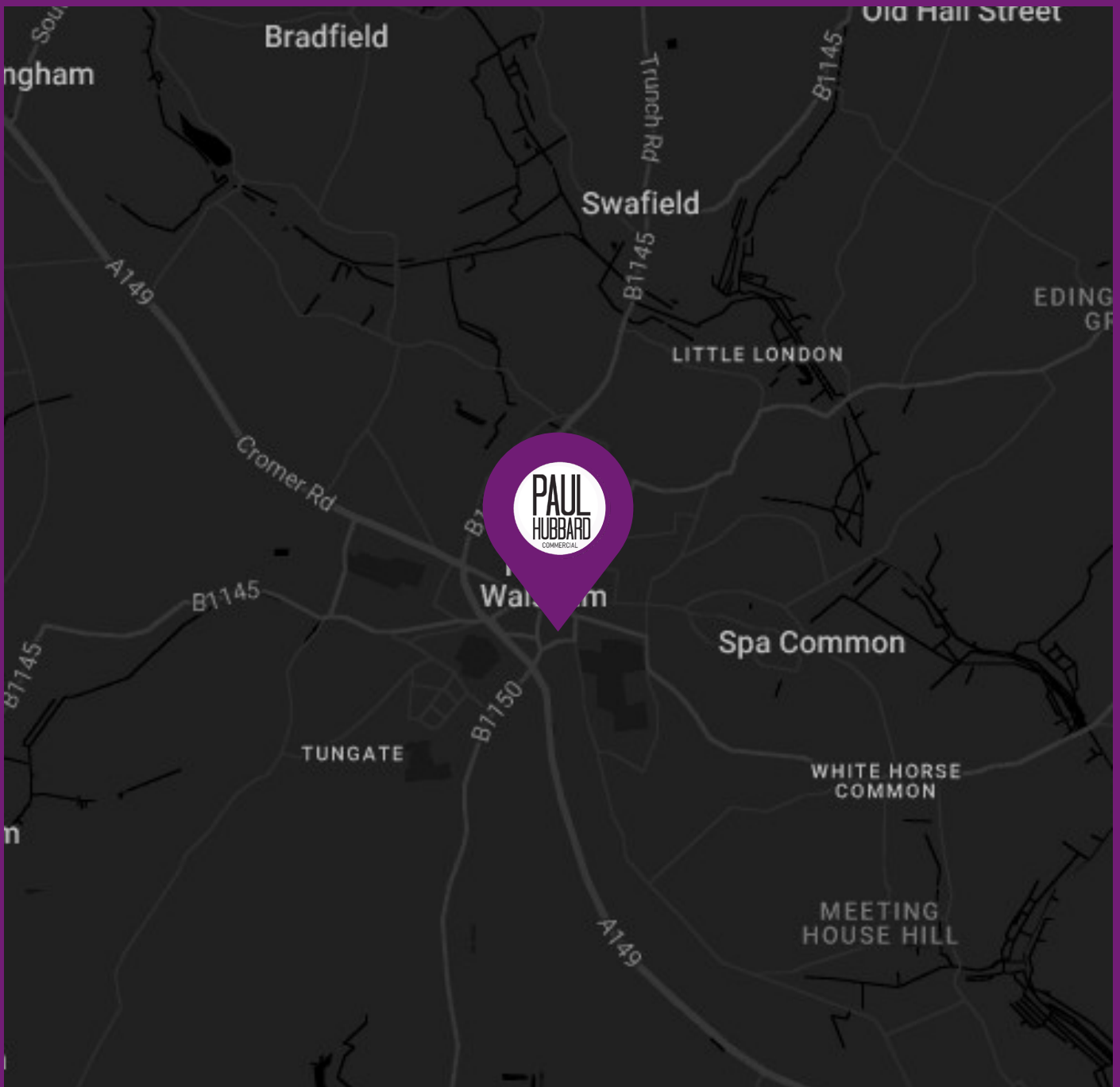
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LOCATION



**Waterloo House
16 Market Place
North Walsham
Norfolk
NR28 9BP**

North Walsham is a thriving market town in North Norfolk, known for its strong community, historic charm, and growing commercial appeal. Situated just 15 miles north of Norwich and a short drive from the North Norfolk coast, the town benefits from excellent transport links, including its own railway station with direct services to Norwich and Cromer. North Walsham offers a mix of national retailers, independent shops, and essential amenities, drawing consistent footfall from both locals and visitors. Its attractive town centre, regular markets, and ongoing investment in infrastructure make it an increasingly popular location for businesses 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

01502 532 028

jack@paulhubbardonline.com

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