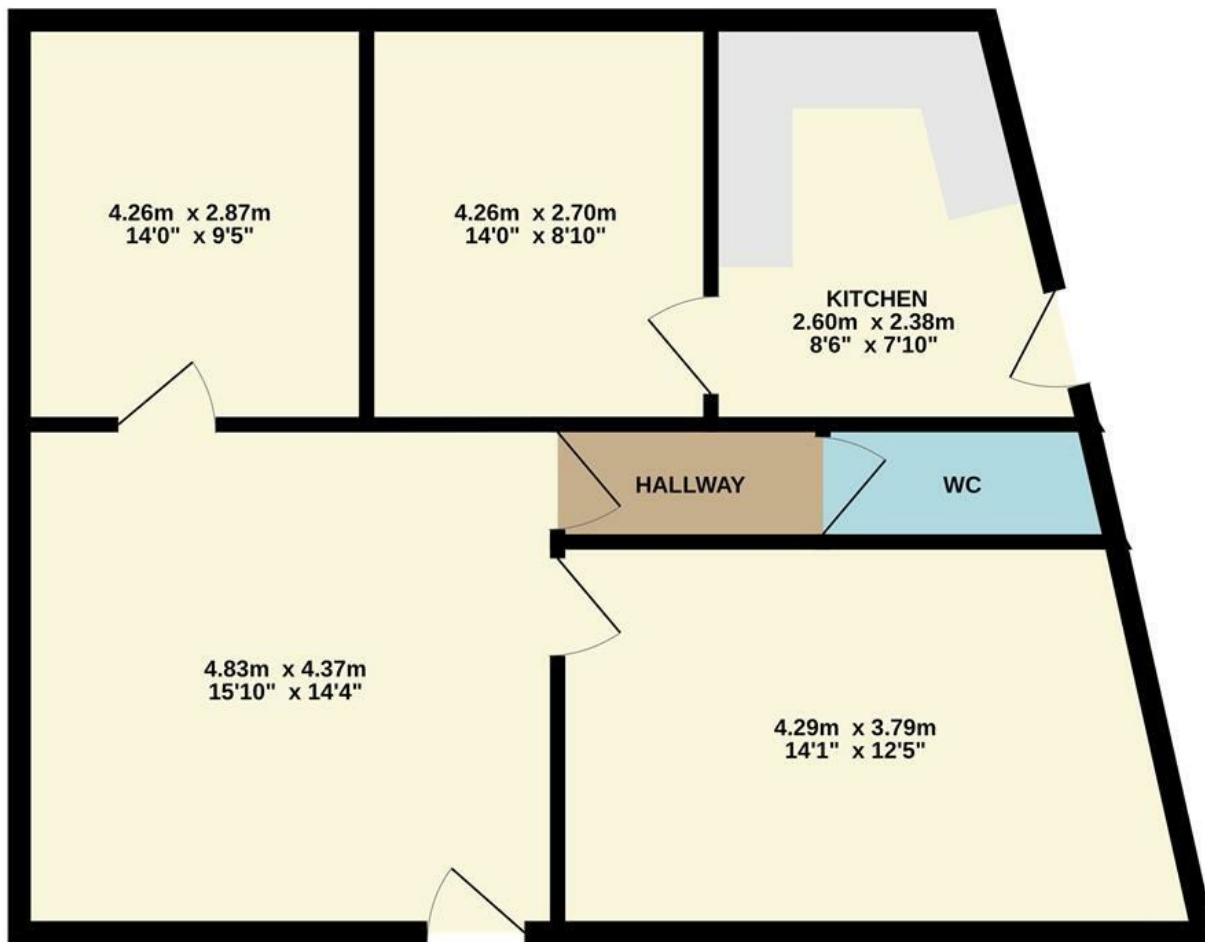




Grammar School Road | North Walsham | NR28  
 Guide Price £175,000

abbotFox

GROUND FLOOR



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Disclaimer – In accordance with the Property Misdescriptions Act, the company gives notice that all descriptions, references to condition, necessary permissions for use and other details are given in good faith and believed to be correct, but any intending lessees do not rely on them as statements of fact, but must satisfy themselves by inspection or other means, as to their accuracy.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms 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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abbotFox Estate Agents is delighted to present this fantastic commercial property. Nestled in the heart of North Walsham, this period building boasts a prime location, offering an array of possibilities for savvy investors or ambitious entrepreneurs.

With a rich history as a beauty salon spanning over 30 years, this detached property exudes character and charm. The current layout features a spacious main reception area, perfect for welcoming clients, along with three well-appointed treatment rooms. A convenient kitchen and WC further enhance the functionality of the space, catering to the needs of both staff and customers.

Beyond the interior, this property truly shines with its off-road parking facilities, providing ample space for multiple vehicles. This is a sought-after feature in a bustling town centre, ensuring convenience for both clients and employees.

While the property's current use as a beauty salon showcases its versatility and popularity, the potential for transformation is boundless. With the relevant planning permissions, this property could be reimagined to suit a variety of businesses or even convert to residential, making it an enticing opportunity for those seeking a new venture or wishing to expand their existing operations.

There is currently a tenant in situ - more details available upon request.

Viewing by appointment only.

