



**Substantial Town Centre Retail & Residential Investment Property**

361.57m<sup>2</sup> (3,892 sqft)

Mixed Use Investment

For Sale

MIXED-USE INVESTMENT  
COMPRISING GROUND FLOOR  
RETAIL AND TWO UPPER FLOOR  
RESIDENTIAL UNITS

POPULAR SEASIDE TOWN  
HIGH FOOTFALL AND PROMINENT  
LOCATION

LOW PASSING RENT OF £24,000 PA  
POTENTIAL ERV £42,000 PA

REVERSIONARY YIELD OF 10.72%

ONLY £96.35 PER SQ FT

FREEHOLD

50 High Street, Sheringham, NR26 8DT

The market town of Sheringham is a popular and well-known tourist destination situated on the north Norfolk Coast, approximately 25 miles north of Norwich and 4 miles west of Cromer. The subject property fronts the High Street, the town's main retailing thoroughfare, occupying a prominent and highly visible position within Sheringham town centre.

The property is located mid-way along the High Street in a prime position, close to its junction with Station Road and Church Street. It adjoins Boots Pharmacy and Betfred, with nearby occupiers including Barclays, Sainsbury's, Nationwide, and Costa Coffee.

Note: Arnolds Keys for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.





50 High Street, Sheringham, NR26 8DT

Description

The subject property comprises a mid-terrace, four-storey mixed-use building of traditional construction.

The ground floor is occupied by a restaurant trading as The Sheringham Trawler, with a distinctive, themed frontage incorporating a timber-framed shopfront and prominent signage.

The upper floors provide commercial storage as well as two self-contained single bedroom residential units, accessed separately from the rear.

To the rear of the property is a tarmaced parking area, accessed via Morris Street.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net and gross internal floor areas:

Description	m²	Sq Ft
<u>Commercial</u>		
Ground Floor	181.34	1,952
First Floor	41.74	449
Total NIA	223.08	2,401
<u>Residential</u>		
First Floor Apartment 1		
Total GIA	79.14	851
Second Floor Apartment 2		
Total GIA	59.34	640

Terms

The freehold interest in the property is available for sale at **£375,000 exclusive**.

A purchase at this level reflects a net initial yield of 6.1%, a potential reversionary yield of 10.72% (based on our estimated ERV), and an equivalent yield of 9.04%, assuming usual purchasing costs.

Tenure

**Tenant:** Andrew and Lisa Marie Woods  
**Term:** 10 Years from 27 February 24  
**Rent:** £24,000 per annum  
**Rent Review:** On the 3rd, 6th and 9th anniversaries  
**Repairing Obligation:** Effective FRI  
**Landlord and Tenant Act 1954:** Included

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Ground Floor Retail

Description: Shop and Premises

Rateable Value: £32,250

Rates Payable 2025/2026: £16,092.75

Council Tax

Flat 1 is assessed under Council Tax Band B.

While Flat 2 is not currently listed on the government website, we assume it is similarly assessed under Tax Band B

<https://www.tax.service.gov.uk/check-council-tax-band/property/591f0697-6787-8b3a-b422-cd85681d6fc2>

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of:

Commercial: B  
Residential: D

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing  
[harry.downing@arnoldskeys.com](mailto:harry.downing@arnoldskeys.com)

DDi: 01603 216806

Nick O'Leary  
[nick.oleary@arnoldskeys.com](mailto:nick.oleary@arnoldskeys.com)

DDi: 01603 216827

Arnolds | Keys

Trusted Property Experts



Ground Floor Restaurant



First Floor Apartment



Rear Yard