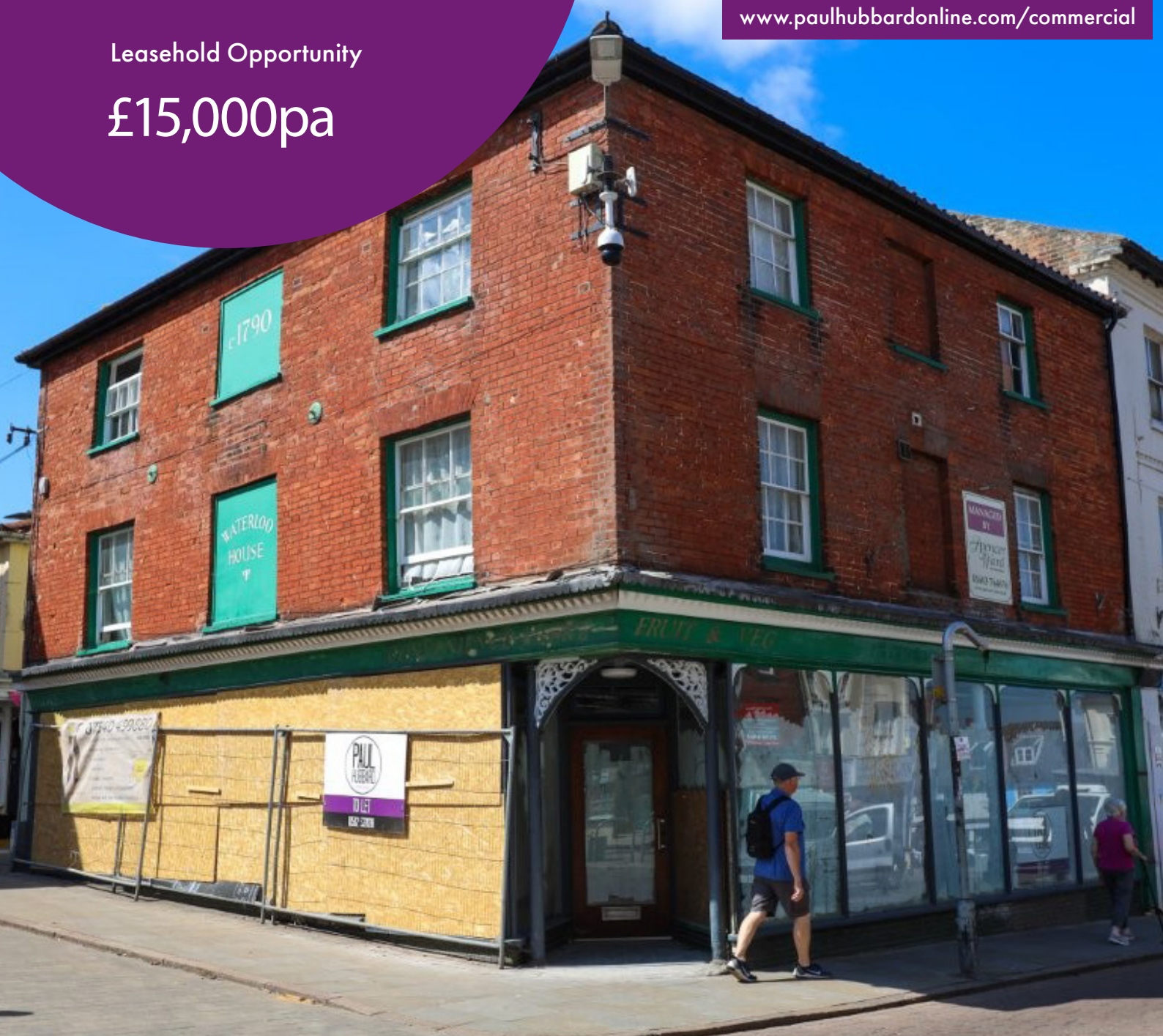


Leasehold Opportunity

£15,000pa



# WATERLOO HOUSE, NORTH WALSHAM

Grade II listed town centre commercial unit (1,015 sq ft) with prominent frontage and high footfall. Available May 2026 with refurbishment underway. Suitable for a range of uses (STP). Also for sale.

North Walsham, Norfolk.

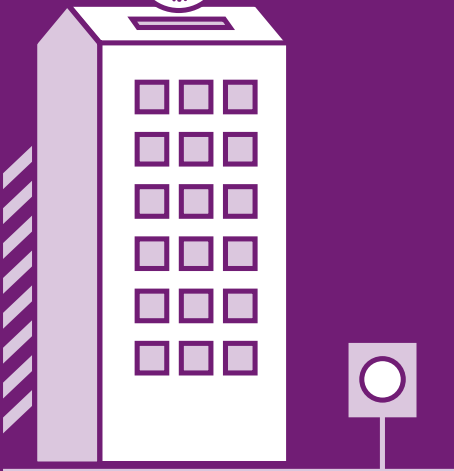
☎ 01502 532 028

✉ jack@paulhubbardonline.com

**PAUL  
HUBBARD**  
COMMERCIAL



# PROPERTY SUMMARY



- 1.** Grade II listed commercial premises in prime Market Place position
- 2.** Approx. 1,015 sq ft with dual-aspect, floor-to-ceiling frontage
- 3.** High footfall location ideal for retail, café or similar uses (STP)
- 4.** Available May 2026 following long-term occupation, with a rateable value of £23,000
- 5.** Refurbishment works in progress readying the unit for occupation

# DESCRIPTION



Paul Hubbard Commercial are pleased to offer this Grade II listed ground floor commercial unit to let in a prominent and highly visible position in the heart of North Walsham town centre, available at a rent of £15,000 per annum.

Waterloo House comprises a spacious ground floor unit extending to approximately 1,015 sq ft, featuring impressive dual-aspect, floor-to-ceiling display windows. Positioned directly on the busy Market Place, the property benefits from strong footfall and passing traffic, making it an ideal location for a range of business uses.

The unit has been occupied by a long-established tenant for over 30 years and will become vacant in May 2026, offering a rare opportunity to secure a well-positioned town centre premises.

The property is currently undergoing agreed dilapidation works, with refurbishment scheduled to complete shortly. Works include window replacements, frame refurbishment, and flooring improvements, ensuring the unit is presented in a functional condition for an incoming tenant.

The property would suit a variety of commercial uses including convenience retail, café, or other business uses, subject to the necessary consents.

The freehold of the building includes four residential flats above (sold off on long leases), ensuring the building is well-established and managed, with minimal disruption to the commercial unit.

This is an excellent opportunity for occupiers seeking a prominent trading position within a characterful listed building at the heart of a busy market town.

## Rent:

Year 1: £15,000 | Year 2: £16,500 | Year 3: £18,000

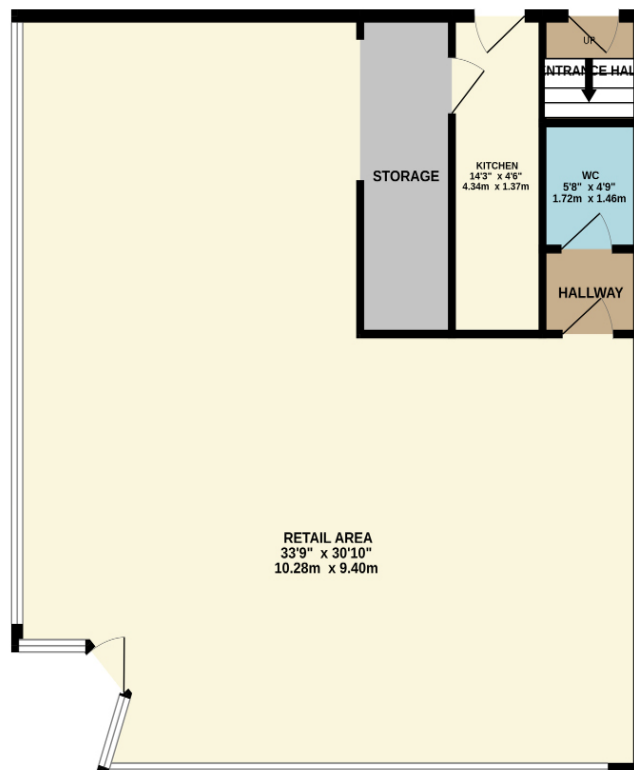
Further rent reviews subject to lease length and negotiation.







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



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

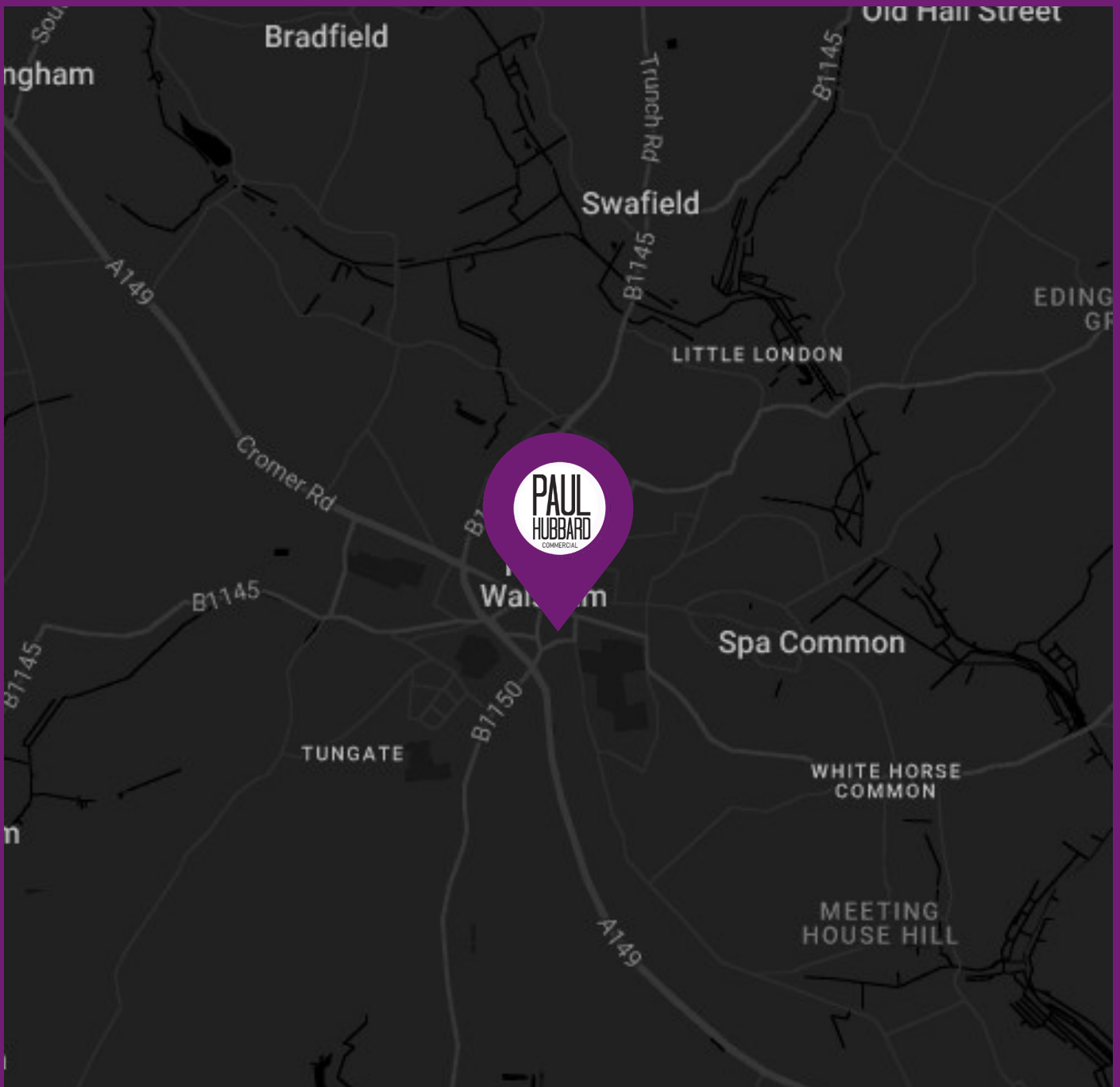
While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used 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.  
Made with METROPLAN 3.0.0.02

# 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.

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## 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](mailto:jack@paulhubbardonline.com)

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