



# King & Partners

SALES • LETTINGS • MORTGAGES

9 Market Place,  
Downham Market, PE38 9DG

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11 Market Place, Downham Market, Norfolk, PE38 9DF

£370,000 Freehold

- Freehold Opportunity
- Shop & Two Apartments
- Prime Town Centre Location
- Annual rental income of £28,480
- Well Maintained Period Building
- Short Distance from Mainline Station
- EPC Rating D





**\*\*Great Investment Opportunity\*\*** A period Grade II listed shop and two apartments set over three story's located in the heart of Downham Market with views over the Market Square and down Bridge Street. The building was fully renovated approximately 20 years ago and includes a two bedroom duplex apartment and a one bedroom apartment which are currently let on assured shorthold tenancies and generate an income of £730 and £685 per calendar month. The shop has recently been let to a specialist bakery which has been a very successful new business and generates a further annual income of £11,500 with a lease expiring on 27.11.2028 and a break clause at 28.11.2026. The building has been well maintained inside and out and offers an attractive rental income.

### Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.

