



**NORTH
NORFOLK
DISTRICT
COUNCIL**



Historic England



(Picture; April 2021)

PREMISES TO LET

THE CEDARS – New Road, NORTH WALSHAM

www.north-norfolk.gov.uk/info/premises-to-let



Location

The Cedars is located on New Road, North Walsham within a few minutes walk to the east of the Market Place and St Nicholas' Church.

Directly opposite The Cedars is the town post office with the North Walsham Fire Station located immediately to the east of that, and a public car park and the town's library located further to the east along New Road.

Description

The mainly detached building itself is assumed late 18th Century with mid-19th Century alterations and additions - namely the two-storey grey brick wing to the east. The rest of the building is mainly white rendered as can be seen on the photograph above.

The building is currently vacant and owned by North Norfolk District Council. The Cedars was formerly administrative offices for the Council.

The building is Grade 2 Listed and the site is located within the North Walsham Conservation Area.

Accommodation

The property is a former residential property and is laid out with a hallway and various rooms over two main floors with a basement and a further separate room to the front left which has separate access from the front gardens.

Principal areas are as follows;

Ground floor net internal area is some 146.66 sq.m (1,579 sq.ft)

First floor net internal area is some 108.8 sq.m (1,171 sq.ft)

See attached ground and first floor plans for a potential layout by our Conservation Architects, Kings Dunne.

The premises will be available to let either as a whole or split floor by floor or by any other combination that the Council considers feasible.

Car parking

It is anticipated that exclusive off road car parking will be provided within the site curtilage to the ingoing tenants but the location of the car parking is yet to be finalised.

Planning & refurbishment proposed

The current planning use is as office accommodation.



In partnership with Historic England the Council intend to refurbish the premises to a high standard and to offer the premises to let, either to a single occupier or multiple occupiers depending on the nature and flexibility of the ingoing tenants to work together.

A copy of the specification of the refurbishment will be available in due course.

Rent & Service charges

The quoting rent for the newly refurbished premises will be between £12 & 14.00 per sq.ft dependent upon the space taken and with an additional service charge to cover the costs of any shared or common parts. The level of service charge is yet to be determined but will be a fair proportion of the annual costs of decorating, repairing and maintaining any common areas, car parking and landscaping. The Council will retain responsibility for the structure of the premises and any external repair and decoration, the annual costs of which would be recovered via the service charge.

New Lease

The length and terms of any lease will be negotiated and it is the Councils' intention that a typical lease term would be 5 or 10 years. As indicated above any new lease would be on an internal repairing basis with a service charge to cover the repairs and maintenance of the structure and external areas.

Building Insurance

Building insurance would be put in place by the Council as landlord and recharged to the tenant. The tenant will retain responsibility for insuring all tenant's fixtures and contents.

Utility Services

The utilities supplied to the premises will be charged to the tenants either by way of separate metering or by fair proportion depending upon the final technical specification which is in the course of being finalised, or via the service charge if this is considered more prudent.

Bin storage and waste

A bin store will be allocated within the external area of the site.

Business Rates

The premises are not currently listed for National Non-Domestic Rates (NNDR business rates) and will be re-valued and re-listed by the Valuation Office once any refurbishment is completed. The current threshold to claim Small Business Rate Relief is £12,000pa. This and further information can be sourced on the VOA website and is publicly available - [Summary valuation - Valuation Office Agency - GOV.UK \(tax.service.gov.uk\)](#)



Energy Performance Certificate (EPC)

A new EPC will be provided once the refurbishment works have been completed.

Legal costs

Each party are to be responsible for their own legal costs in the preparation of any new leases and associated works.

VAT

VAT is chargeable on the rents.

Timing

The Council is hoping to have completed the refurbishment by the Spring of 2022 and is intending to allow access to new tenants shortly afterwards.

Viewings

Inspections of the premises can be arranged by contacting the Estates team at the Council. Please provide at least 24 hours' notice if possible.

T. 01263 516337

E. Estates @north-norfolk.gov.uk

North Norfolk District Council gives notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute a part of, an offer or a contract;
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants 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.