



The Gables
The Green
Pulham Market
Diss, Norfolk
IP21 4SY

Guide price: £595,000





Mixed use investment property
2 residential flats
5 commercial letting units
Well served village
Looks across The Green.

Location

Pulham Market, a popular South Norfolk village set around a village green within the conservation area. The village supports a primary school, doctors surgery, general stores, a fine church and two public houses. The nearby A140 provides a direct link to Norwich (15 miles). The Victorian market town of Harleston (4 miles) provides a good range of shops and day to day amenities and some 9.5 miles to the south west lies the larger town of Diss which sits on the Norfolk/Suffolk borders. Diss is a bustling market town which has three national brand supermarkets, a range of interesting and independent shops, good sporting and social facilities including an 18 hole golf course, schooling to sixth form level, a number of local and national businesses and a mainline railway station on the London to Liverpool Street line (a journey to London taking around 90 minutes). The beautiful Heritage Coast is around a 30 to 40 minute drive.





The Property

This property comprises of a period house converted into two spacious flats together with the range of outbuilding to the rear which have been converted into five commercial letting units. The ethos behind the commercial element was to provide small units to a more 'artisan' tenants and create a sense of community. Further information can be found on the owners website. Each Property has a Rateable Value but each unit falls below the threshold so no rates are paid.

Property	Rent (PCM)	Size m ²	Status	EPC
Flat 1	675	89	Let	E
Flat 2	675	116	Let	D
Unit 1	450	54	Let	D
Unit 2	230	24	Let	E
Unit 3	300	39	Let	D
Unit 4	300	34	Vacant	E
Unit 5	300	32	Let	D

Outside

To the far end of the yard is a gravelled parking area. Overall the property sits in 0.074ha

Services

Mains water electricity and drainage are connected to the flats and they have electric night storage heaters.

Directions

From Diss proceed north on the A140 towards Norwich and take the right hand turn on the roundabout signed Pulham Market. Continue into the village, passing the village shop and The Gables is on the left overlooking the village green.

Viewing

Strictly by appointment with TW Gaze.

Freehold

Council Tax Band

Flat 1 – A

Flat 2 – C

The commercial units have rateable values but are exempt from rates.

Ref: 2/19078/MS

Important Notice

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While we endeavour to make our sales particulars accurate and reliable, if there is any point which is of particular importance to you, please contact this office and we will be pleased to check the information for you, particularly if contemplating travelling some distance to view the property.

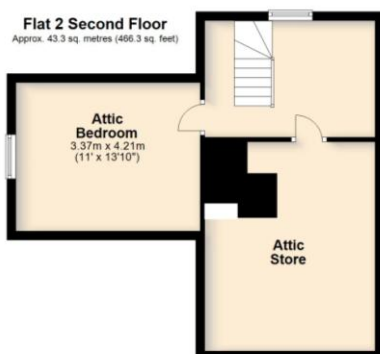
Flat 1 Ground Floor
Approx. 98.9 sq. metres (1065.1 sq. feet)



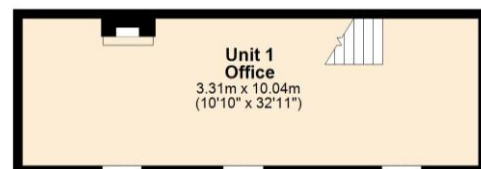
Flat 2 First Floor
Approx. 91.5 sq. metres (984.8 sq. feet)



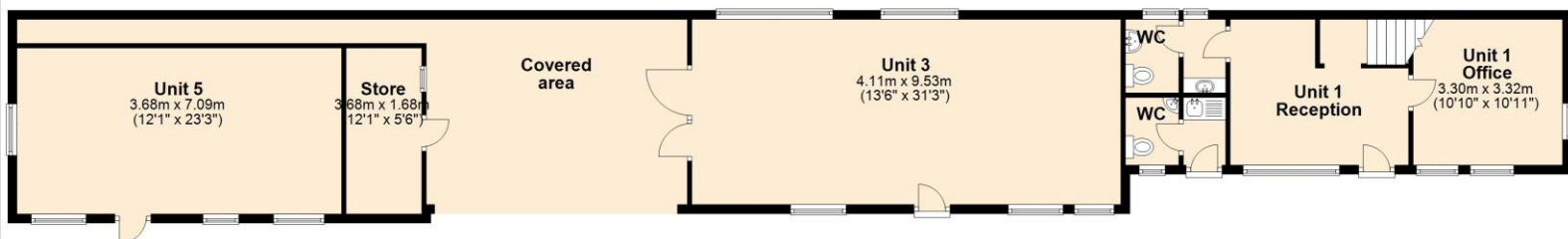
Flat 2 Second Floor
Approx. 43.3 sq. metres (466.3 sq. feet)



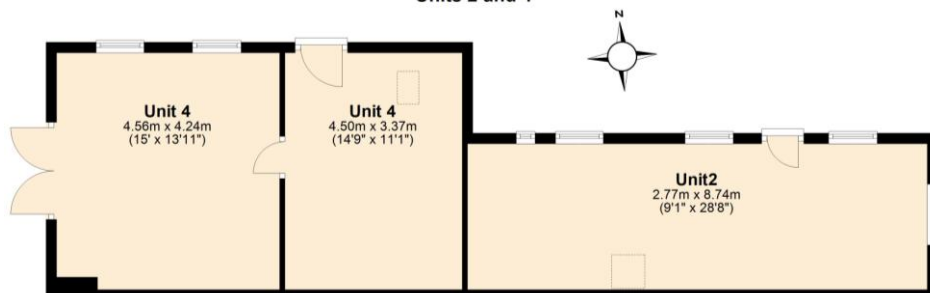
First Floor



Ground Floor



Units 2 and 4



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