



NORTH
NORFOLK
DISTRICT
COUNCIL



Historic England

(Picture; April 2021)

PREMISES TO LET

THE CEDARS BARNs – NEW ROAD, NORTH WALSHAM





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

Location

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

Directly opposite The Barns is the North Walsham Fire Station, New Road public car park and the town's Public Library. The New Road car park site will be the location of the town's new Bus Interchange which is due to be completed by the Summer of 2022.

Description

The premises were originally ancillary to the main Cedars House and are formed of a small courtyard of redundant mainly single-storey 'lean too' structures with a two-storey barn to the rear of the site and boundary walls fronting New Road. Vehicular and pedestrian access is to the east of the buildings directly off New Road. The buildings are mainly red brick under tile and we believe they date from the late 18th/ early 19th Century. They are Grade 2 Listed and within the North Walsham Conservation Area.

The buildings are currently vacant and owned by North Norfolk District Council.

Further photographs and existing layout plans are available upon request.

Accommodation

The approximate principal areas are as follows. All areas are subject to formal survey;

Proposed overall site area ; 220 sq.m (2,368 sq.ft)

Ground floor gross internal area; 125 sq.m (1,345 sq.ft)

First floor gross internal area is some 55 sq.m (592 sq.ft)

The premises will be available to let as a whole.

Car parking

It is anticipated that some exclusive off road car parking may be provided within the adjacent site curtilage. However, the provision and location of any car parking cannot be confirmed at this stage and will depend on the end user.

Proposals sought

The Council is seeking expressions of interest and proposals from parties that would be interested in refurbishing the premises for a commercial use.



Planning & Development guidance

Given the Grade 2 listing of the premises, discussions have been held with the Councils' planning and conservation officers.

Any interested party would need to have a direct dialogue with both NNDC planning and conservation officers but as a guide only and following indicative discussions with the planning authority a number of alternative commercial uses would be considered subject to planning and other consents being forthcoming.

Such uses that might be worthy of consideration are;

- Café or restaurant
- Workshops & storage
- Offices & meeting rooms

The Council's Conservation Officer has indicated informally that there are a range of options for the physical re-use and adaption of the buildings.

These could include the following;

- Demolition and re-build of the single storey buildings to create a single space but this should remain at single storey level and should retain the 'L' shape of the current single storey elements.
- Infilling the courtyard with a lightweight structure that is physically separate from the current buildings may be feasible subject to detailed design and its impact upon the setting of the listed building.
- Glazing to the frontages of the current ground floor 'lean to's' would be considered subject to their specification & design
- Re-opening of the windows and doors to the rear elevation would be considered.
- Some changes to the tiled roof of the two storey element would be considered so as to allow light into that space, for example the sensitive insertion of roof lights on the rear elevation of the building.

Investment required

The proposal by the Council is that any new tenant would invest the capital monies into the property to create the required area to be leased and that any new lease would be subject to negotiation with the Council as landlord based on those costs and the proposed use.

New Lease

The length and terms of any lease will be negotiable and subject to the level of investment and use proposed. However, it is the Councils' intention that a long lease in excess of 20 years would be appropriate with the ingoing tenant being responsible for all repairs and maintenance. Building insurance would be put in place by the Council as landlord and recharged to the tenant. If there are common or shared areas outwith the demised area then these would be dealt with by way of a service charge.



Service connections

Historically the property has had a water supply, foul and surface water drainage. However, the ingoing tenant will need to ensure that all services are adequate for their proposed use and any extra provision or variations to any supplies will be made at the tenant's cost and subject to landlord's consent.

Bin storage and waste

The Council would prefer to see all waste bins stored within the premises.

Business Rates

The premises are not currently listed for national non-domestic rates (business rates) but would be valued and listed by the Valuation Office once any refurbishment is completed. As such it is not possible at this stage to estimate the rateable value of the completed premises.

Energy Performance Certificate (EPC)

There is no EPC currently available for the premises. An energy assessment will be made once the premises have been refurbished and any refurbishment specification by the tenant will need to ensure that the minimum statutory standards are met if not improved upon significantly.

The Council is keen to ensure that the premises are sustainable and efficient in line with their commitments to net zero carbon emissions.

Legal costs

Each party are to be responsible for their own legal costs in this transaction.

VAT

The Council have opted to tax this property and as such VAT will be charged on all rents.

Expression of interest

Informal expressions of interest are invited and this should include;

- A summary of the proposed investment in and development of the property.
- An indicative sketch plan of the proposed layout.
- The preferred lease term and an indication of the likely costs of any investment by the proposed tenant.
- An indicative rent linked to a business plan would also be useful.

Timing

Any expression of interest should be with the Council by close of play on Monday 4th July 2022.

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 as the buildings are currently part of a wider construction site.



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- 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.