



**THE OLD POST OFFICE**  
LONG STRATTON NORFOLK NR15 2AH

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**To Let:** Retail or Office Premises

**DURRANTS**  
SINCE 1853

## THE OLD POST OFFICE

LONG STRATTON NORFOLK NR15 2AH

**To Let:** Retail or Office Premises

**Guide Rent:** £11,400 per annum

### Key Features

- Ground floor shop and office space
- Located on The Street in Long Stratton
- Prominent position
- Suitable for a variety of uses
- Two rear offices
- Kitchen and WC
- Potential for small business rate relief
- Excellent window display/frontage



## DESCRIPTION

The Old Post Office as the name suggests was the towns Post Office until it relocated within the town over a decade ago. In recent years the premises has been used as a hairdressers and also for retail.

The accommodation comprises a characterful main retail or office space, two rear offices, storage, kitchen and wc.

The property is vacant and available for immediate occupation, subject to lease.

## ACOMMODATION

	sq m	sq ft
Retail	35	375
Offices	36	387
Ancillary	14	146
Total	84	908



## LOCATION

The property is located to the north of The Street, which is the main commercial/trading location within the town.

Long Stratton is a thriving Norfolk town that blends traditional rural character with modern convenience. The town benefits from excellent connectivity via the A140, giving easy access to Norwich, Ipswich and the wider region. Rail links from nearby Diss and Norwich provide direct services to London Liverpool Street.

## SERVICES

The property is connected to mains electricity, mains water and mains foul drainage. The property is heated via a shared oil fired central heating system (shared with the commercial premises above).

(Durrants have not tested any apparatus, equipment, fittings or services and so cannot verify they are in working order).



## LEASE TERMS

The property is available on an internally repairing lease for a minimum initial term of 3 years. Any lease will be contracted outside of the Landlord and Tenant Act 1954. A deposit will be held by the Landlord equivalent to three months rent. The Landlord will insure the property and recharge the premium to the Tenant.

## LEGAL COSTS

Each party to be responsible for their own legal costs. An undertaking may be required at the outset in the event the Tenant withdraws from the process after Solicitors have been instructed.

## VAT

VAT is not applicable.



## ENERGY PERFORMANCE

The property has an Energy Performance Certificate (EPC) rating of C(57). A full copy of the EPC is available on request.

## LOCAL AUTHORITY

South Norfolk Council.

## RATEABLE VALUE

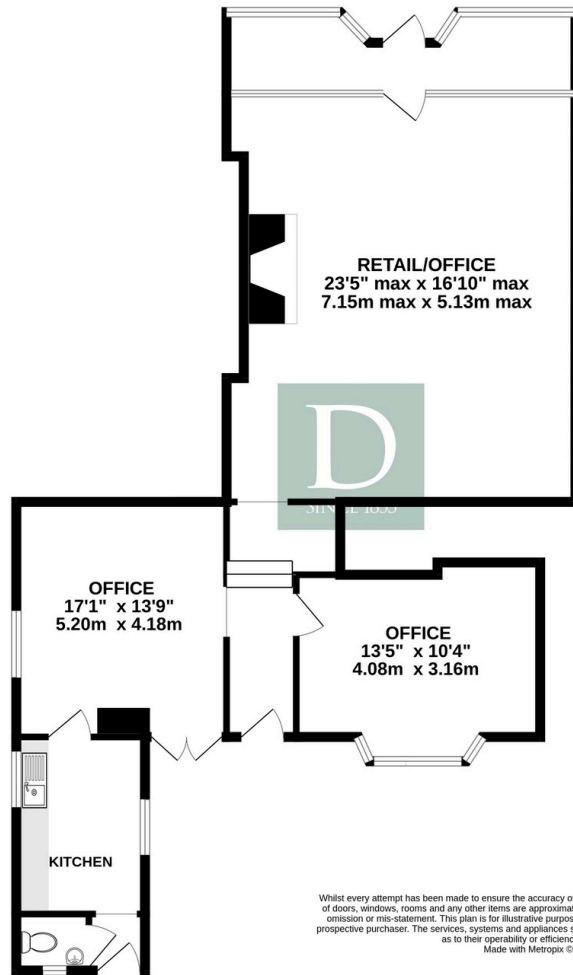
The property has a Rateable Value of £11,000 from April 2026, however please note the rating is to be updated to remove the first-floor accommodation from the Rateable Value. We anticipate this will reduce the Rateable Value further. In any event, the property sits below the Small Business Rate Relief threshold for eligible occupiers.

## DIRECTIONS

On entering Long Stratton from the A140, proceed into the town and onto The Street. The property will be found on the left hand side, just after the Queens Head Public House.

What 3 Words: [///rental.power.publisher](https://rental.power.publisher)





## VIEWING

Strictly by arrangement with the agents.

## CONTACT US

Telephone: **01379 851038**

Email: **commercial@durrants.com**



### IMPORTANT NOTICE

1.They are not authorised to make or give any representations or warranties in relation to the property either here or elsewhere, either on their own behalf or on behalf of their client or otherwise. They assume no responsibility for any statement that may be made in these particulars. These particulars do not form part of any offer or contract and must not be relied upon as statements or representations of fact. 2.Any areas, measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. It should not be assumed that the property has all necessary planning, building regulation or other consents. Durrants have not tested any services, equipment or facilities. Purchasers must satisfy themselves by inspection or otherwise.

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