

SHOP TO LET
REDUCED RENT
(May Sell Freehold)



1 WEST STREET
CROMER, NR27 9HZ

LOCATION

Cromer is a coastal town on the North Norfolk Coast. It is approximately 25 miles north of Norwich and 4 miles east of Sheringham. Cromer is a vibrant town with a wide variety of cafes, restaurants, shops and accommodation.

The property occupies a prominent corner location in the town centre at the junction of Church Street, with Chapel Street and Hamilton Road.

Other multiple retailers in the immediate vicinity include **Iceland**, **Boots**, **Costa**, and **Mountain Warehouse**

ACCOMMODATION

The property provides accommodation on ground floor and first floor with the following approximate areas:-

Ground Floor:

Sales	818 sq ft	75.9 sq m
Offices	387 sq ft	35.9 sq m
Vault	101 sq ft	9.3 sq m

First Floor:

Storage	288 sq ft	26.7 sq m
Staff/Kitchen	437 sq ft	40.5 sq m

Second Floor:

Disused

TENURE

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a commencing rental of **£25,000 pax** (+ VAT if applicable). Alternatively, the freehold may be available. Price on application.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a current rating assessment of **£18,250** with effect from 1 April 2023. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

Further details are available upon request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through joint sole agents:-

Francis Darrah Chartered Surveyors

Contact: Francis Darrah

Tel: 01603 666630

Email: francis@fdarrah.co.uk

SUBJECT TO CONTRACT

November 2024

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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RETAIL

