

01263 713143 | holt@brown-co.com



**2b, Mount Street, Cromer,
NR27 9DB**

TO LET £6,000 p.a.

Flexible retail/office building.

- Comprising single storey commercial space.
- Location close to the prime retail area.
- Popular tourist destination within north Norfolk close to a range of businesses and with good transport links to Norwich and Kings Lynn.

21.8 sq m (235 sq ft)



Location

Cromer is an attractive and popular seaside town on the north Norfolk coastline. The town is vibrant and boasts a wide range of facilities and shops ranging from large national chains such as Argos, Halfords and Iceland as well as a variety of cafes, restaurants and shops as well as traditional seaside shops selling buckets and spades and seaside gifts.

The town is one of North Norfolk's 'Principal Settlements' and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for commercial property in Cromer has remained relatively strong for over a decade with few vacancies. Cromer has a population of about 7,500 (2021 census) which increases markedly during the busy summer months.

The cathedral city of Norwich, with its airport and frequent rail service to London Liverpool Street, is located about 25 miles to the south.

Description

2b Mount Street is positioned in a prominent position on Mount Street which forms part of the one way system through the town. The property is laid out with an open retail/office area, storage and a W.C.

To the outside of the property is a small area for the bins to the rear.

The commercial unit is ready for immediate occupation.

Accommodation

The property provides the following approximate gross internal floor area taken from the VOA.

Unit	sq m	sq ft
Ground Floor	21.8	235
Total NIA	21.8	235

Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

The premises has the following assessment: -

Rateable Value	£3,900
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*The rateable value is below the minimum threshold of £12,000 per annum therefore the occupier may be entitled to a full exemption.

Lease Terms

A new head lease for the premises is available on fully repairing and insuring terms with the length and other terms to be determined.

Tenure

Leasehold.

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the sale.

EPC Rating

Band D

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co
1a Market Place,
Holt
Norfolk
NR25 6BE
Tel: 01263 713143

Tom Cator
01263 711167
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