

01263 713143 | holt@brown-co.com



Unit 2 Tucker Street, Cromer, Norfolk, NR27 9HA **TO LET £14,000 P.A.**

Flexible Retail Unit in the centre of Cromer

- Comprising spacious ground floor retail unit which could be used for a number uses (subject to planning).
- Prominent frontage close to the beachfront with views to High Street.
- Popular tourist destination within north Norfolk

65.6 sq m (706 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 8,000 (2011 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

This well located property comprises a flexible ground floor retail unit with approximately 706 sq ft of space available with a retail area, store, kitchen and W.C. The property is situated in a prominent position on Tucker Street close to Cromer High Street which is a short distance away from the beach front and situated close to the towns prime retail area.

Due to the flexibility of the floor area the unit could be used for a variety of uses.

The unit is ready for immediate occupation

Accommodation

The property provides the following approximate net internal floor area.

| Shop | sq m | sq ft |
|------------------|--------------|------------|
| Ground Floor | 65.6 | 706 |
| W.C. | Not measured | |
| Total NIA | 65.6 | 706 |

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 | £11,000 |
|----------------|---------|

*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

Leasehold.

Rent £14,000 P.A. + Service Charge.

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 letting.

EPC Rating

TBC

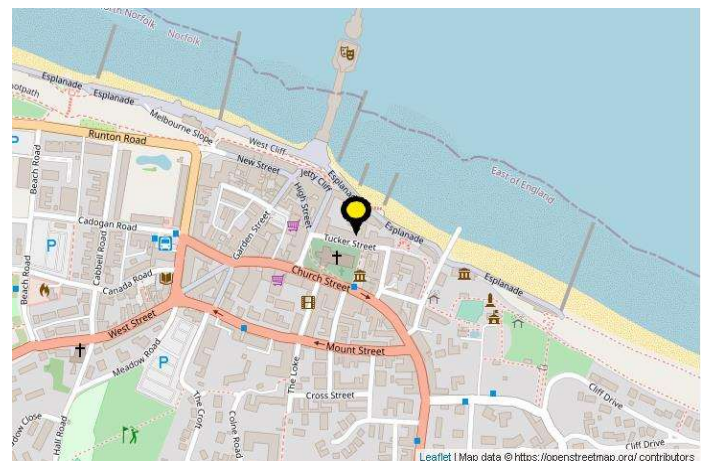
Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

Holt
Tel: 01263 713143

Tom Cator
01263 711167
tom.cator@brown-co.com



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