



Two-Storey Commercial Unit 304.9 m² (3,282sqft)

Commercial Unit

To Let

FORMER VETERINARY PRACTICE

QUALITY FIT-OUT

BUSY VEHICULAR ROUTE

SUITABLE FOR A NUMBER OF USES UNDER PLANNING USE CLASS E

READY TO OCCUPY

Unit 1, Old Station Yard, Norwich Road, Cromer, Norfolk NR27 0HF

The property is located on Norwich Road, on the outskirts of the town. Norwich Road (A149) is the main arterial road connecting notable north Norfolk settlements such as Aylsham and North Walsham.

Adjacent occupiers include the Mobility Centre, Design Lines Cromer and Electrifying Cycles.

Description

The property comprises a two-storey brick and block constructed building under a pitched tiled roof. The property has three access doors in addition to roof height UPVC double-glazed display windows fronting Norwich Road.

Internally the property has been fitted out to a high specification with air-conditioning throughout, and was previously designed and utilised as a veterinary practice.

The ground floor has been configured to provide surgery and waiting rooms, in addition to WC facilities, storage and a staff kitchenette, with laminate flooring, suspended tile ceilings and plaster and painted walls throughout.

The first floor provides useful storage or office space.

Externally the property currently provides 3 parking spaces.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	M ²	Sq Ft
Ground Floor	166.53	1,792
First Floor	138.43	1,490
Total GIA	304.95	3,282

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£24,000** per annum exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Surgery and Premises

Rateable Value: £22,250

Rates Payable 2023/2024: £11,102.75

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRD/njr/

