

High Street
Cromer
Stevenage, SG2 7QA



Commercial Opportunity
For Sale

Overview

The site comprises a brownfield parcel of land located on the High Street within Cromer, near Stevenage. The site is situated within a predominantly residential area although has been used as a commercial premises for several years. The site is made up of built form for office space and workshop with the remaining area surfaced in its entirety with concrete hardstanding and used as yard space.

The existing built form extends to an approximate footprint of 793sqm, arranged across three single-storey structures.

The site is held freehold and is to be disposed of with vacant possession. Unconditional offers are invited.



Total Area
0.7 acres (0.29 hectares)



Local Authority
East Herts



Title Number
HD209947



Location



The site is located within the rural hamlet of Cromer, in the district of East Hertfordshire, approximately 5 miles north of Stevenage and 29 miles north of London. The site lies along the B1037 corridor between Stevenage and Buntingford and benefits from established road connectivity, including access to the A1(M), which provides strategic links to London, Cambridge, and the wider East of England. Vehicular access to the site is taken directly from the B1037.

The surrounding area is characterised by a low-density, semi-rural context, with predominantly agricultural land uses. Notwithstanding this setting, the site remains within reasonable proximity to established commercial centres such as Stevenage, Hitchin and Letchworth Garden City.

The premises are currently in commercial use, operating under Use Class B1 (C), comprising office and workshop accommodation.

Destination	Distance
Stevenage	6 miles
Cambridge	26 miles
M25	21 miles



Terms

Bids & Submissions

Guide Price – Offers in Excess of £1,000,000 (One Million Pounds)

All submissions should include the following:

- The identity of the purchaser, including relevant supporting information such as the ultimate owner or parent company, corporate structure, and registered office.
- Confirmation of funding arrangements and details of any third-party approvals required.
- Details of the solicitor acting on your behalf in the transaction.

Informal tenders should be sent to:

Sammy.Walton@ashtons.co.uk or **Olivia.Barry@ashtons.co.uk**

A bid pro forma will be supplied of confirmation of interest.

VAT

The property is not elected for VAT

Viewings

Strictly by appointment only.

Identity Checks & Anti-Money Laundering (AML)

In accordance with Money Laundering Regulations, all prospective purchasers will be required to provide proof of identity and residence. For corporate entities, any individual owning more than 25% of the company must provide the same documentation.

Legal Costs

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

Further Information

Full details of the scheme are available from the dataroom.

Dataroom access is available upon request.



Contact Information

For further details, to arrange a site visit or to discuss offers, please contact **Sammy Walton** on **07957 642 006** or **Sammy.Walton@ashtons.co.uk**



Contact Information

For further details, to arrange a site visit or to discuss offers, please contact **Olivia Barry** on **07939 897 584** or **Olivia.Barry@ashtons.co.uk**

Important Information These particulars do not constitute an offer or contract in whole or part. The statements contained herein are made without responsibility on the part of Ashtons or the vendors and they cannot be relied upon as representatives of fact. In respect of floor plans, these are for illustrative purposes only. The measurement and position of each element is approximate and must be viewed as such. Intending purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. The vendors do not make or give, and neither Ashtons nor any person in their employment has any authority to make or give, any representation or warranty whatsoever in relation to this property. We offer a wide range of services through third party providers including solicitors, surveyors, removal firms, mortgage providers and EPC suppliers. We receive additional payments for administering suppliers quoting software and making referrals. You are not under any obligations to use these services and it is your discretion whether you choose to deal with these parties or your own preferred supplier. You should be aware the average payment we received in 2018 equated to £38.00 per referral.

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