

01263 713143 | holt@brown-co.com



## **Ground Floor Waterbank House, Sheringham, NR26 8RA TO LET £13,100 P.A.**

A prime ground floor retail unit and suite of offices situated in the centre of Sheringham.

- Flexible ground floor work space split into two areas.
- Prime frontage on the corner of Station Approach.
- Close to the seafront and railway station with good links to Norwich and North Norfolk.

**122.1 sq m (1314 sq ft)**



**Location**

The premise is situated close to Sheringham’s primary shopping area which is also a Conservation Area. The town is a popular resort on the north Norfolk coast which is surrounded by an Area of Outstanding Natural Beauty. There is an excellent range of existing shops and restaurants together with a library, theatre, Leisure Centre, 18 hole golf course and a modern health centre. The area is famous for its wonderful coastline, wildlife and scenery. The High Street starts at the clock tower where Station Road and Church Street feed in and leads directly down to the Promenade next to where the fishing boats are landed.

There are bus and mainline trains from Sheringham to the cathedral city of Norwich and onward to Liverpool Street in London. The International Airport in Norwich is easily accessible, and of course, there is the North Norfolk Steam Railway up to Holt.

**Description**

Waterbank House consists of a spacious ground floor retail area which has an office suite through a communal hallway to the rear. The property is situated close to the centre of Sheringham and offers three well proportioned offices spread over the first floor. The property is situated in a prominent position on the corner of Station Approach and Waterbank Road the frontage looking over the railway station and town car park.

This property has a great deal of flexibility and could suit a range of users. The property currently has a retail/reception area with a W.C. with five offices, a kitchen and two W.C.s to the rear. The property is currently vacant and ready for immediate occupation.

**Accommodation**

Name	Sq M	Sq ft
Primary Retail Area	36.8	396
Office Suite	85.3	918
<b>Total</b>	<b>122.1</b>	<b>1314</b>

All areas are approximate.

**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.

**EPC**

Band D

**Business Rates**

Rateable Value £9,100

**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.

**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.

**Viewing & Further Information**

Strictly by appointment with the sole letting agent:-

**Brown & Co**  
1A Market Place  
Holt  
Norfolk,  
NR25 6BE

**Tom Cator**  
01263 713143  
tom.cator@brown-co.com



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