

01263 713143 | holt@brown-co.com



7-11, Overstrand Road, Cromer,
NR27 0AH

TO LET £10,000 P.A.

Flexible Retail Unit.

- Spacious retail unit which is suitable for a variety of uses (subject to planning).
- 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 and London.

79 sq m (848 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 23 miles to the south.

Description

Willis House is positioned in a prominent position on the corner of Overstrand Road and Church Street and is therefore situated upon an arterial route with Church Street continuing southwards to Great Yarmouth as the A149 and to Norwich as the A140.

7-11 Overstrand Road has a large retail area which has been partitioned to provide internal storage and a W.C. to the rear.

Accommodation

Unit	sq m	sq ft
The Retreat	79	848
Total	79	848

All measurements 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.

Business Rates

The premises have the following assessments: -

Rateable Value	
The Retreat	£6,700

Lease Terms

Rent £10,000 P.A. + Service Charge for a length and term 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 letting.

EPC Ratings

The Retreat:- Band E

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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