

SHOP TO LET 27 CHURCH STREET CROMER, NORFOLK

LARGE RETAIL UNIT AVAILABLE DUE TO RELOCATION

Location:

Cromer is a busy and attractive coastal town located on the North Norfolk coast some 23 miles north of Norwich. It has a population of approximately 7,650 which is substantially enhanced during the tourist season. The premises are situated at the eastern end of Church Street, close to Jarrolds and a number of independent retailers.



Description:

The premises comprise of a ground floor lock-up shop with rear storage. There is access to the rear for loading and the approximate areas are as follows:

Ground Floor Retail	1640 sq ft
Ground Floor Office	138 sq ft
Rear Store	1040 sq ft
Basement	664 sq ft

Terms:

Our clients are seeking a new FRI lease for a term to be agreed, with 5 yearly upward only rent reviews to market at a rental of £21,000 p.a.x. VAT is applicable

Rateable Value:

We have been verbally advised as follows:
Rateable Value £13,750 (1/4/23)

We recommend interested parties make their own enquiries with North Norfolk District Council (01263 513811).

01603 622334

Viewing:

By appointment with the agents:

Kevin Taylor
Kevin Taylor and Associates
Tel: 07870 948444
Email: kevin.taylor@outlook.com

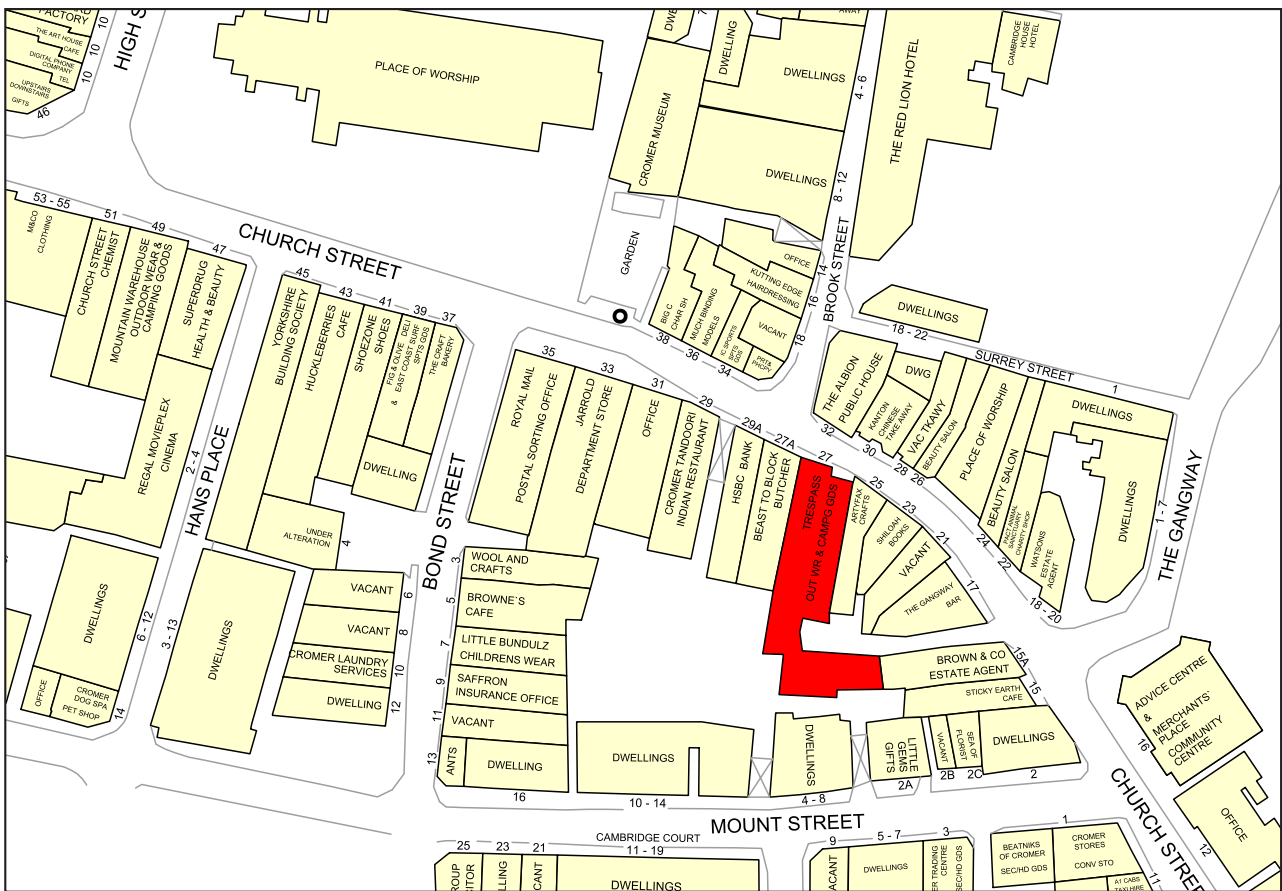
Charlie Taylor
Smith Price RRG
Tel: 0207 409 100
Email: charlietaylor@sprrg.co.uk

SUBJECT TO CONTRACT

Energy Performance Certificate
27 Church Street
CROMER
NR27 9ES



A full certificate is available upon request.



IMPORTANT

These brief particulars have been prepared as agent for our clients and are intended as a convenient guide to supplement an inspection or survey. Their accuracy is not guaranteed. They contain statements of opinion and in some instances we have relied on information provided by others. You should verify these particulars on your visit to the property and by making full enquiries. These particulars do not obviate the need for a full survey. Accordingly, no liability is accepted by us or our clients as a result of any error or omission in the particulars or any other information given.