

**Norwich** | NR6 6ND  
24 Cromer Road

**ROCHE**

**Retail**



**FOR SALE/TO LET**

**Prominent retail property with flat above and large car park**

**Retail**

**01603 619876**  
[www.rochesurveyors.co.uk](http://www.rochesurveyors.co.uk)

### Location

The property is prominently situated towards the eastern end of Cromer Road at the junction with Mayfield Avenue and close to the junction with the A140/A1042 (Norwich Outer Ring Road).

The area is a particularly busy part of north Norwich due to its proximity to **Norwich International Airport**, a number of well-established industrial and trading estates and densely populated residential suburbs. Notable nearby occupiers include **Wrights Mazda, B&Q, Carphone Warehouse** and **Pizza Hut**.

### Description and Accommodation

The property comprises a detached two-storey building with large car park. Having previously been a public house the property was converted in 2014 to a ground floor convenience (food) store and separate self-contained flat on the first floor.

The ground floor includes a sales area of approximately 3,014 sq ft and 1,055 sq ft of ancillary accommodation. The total net internal area is approximately **4,069 sq ft (378 sq m)**.

At first floor level there is a self-contained flat providing a kitchen, shower room, living room and three bedrooms.

Externally, there is a good sized car park to the rear of the property providing in the region of 20-25 car parking spaces.

The gross site area is approximately **0.52 acres (0.21 hectares)**.

### Tenure

The property is held freehold. The first floor flat is let to private individuals on an Assured Shorthold Tenancy at a rent of £8,340 pa.

### Planning

As an established convenience store, we understand the commercial element of the property has consent for A1 use currently and offers potential for alternative uses within the A1 (shops) and A2 (financial and professional offices) use classes.

An outline planning application has been submitted for 3no. 3-bed houses on the rear of the site (circa 0.12 acres).

Interested parties should make their own enquiries with the Planning Department at Broadland District Council (01603 431133) regarding other uses and redevelopment.

### Rates

The Valuation Office Agency website indicates that the 2017 Rateable Value is £67,500. This is not the annual rates payable.

The rates payable will depend on the occupier's circumstances and can be obtained from either Broadland District Council or via [www.gov.uk/correct-your-business-rates](http://www.gov.uk/correct-your-business-rates) which includes a rates payable calculator.

The flat has a council tax banding of A.

### Terms

Our clients are seeking offers in the region of **£500,000 plus VAT** for the freehold interest in the property with vacant possession of the ground floor (convenience store) and subject to the existing tenancy of the flat.

Alternatively consideration will be given to letting the ground floor on a new full repairing and insuring lease for a minimum term of 5 years at an initial rent of **£37,500 pax**.

The existing convenience store business at this property can be made available by separate negotiation. Further information available on request.

### Energy Performance Certificate

The property currently has an Energy Performance Asset Rating of E (101) for the ground floor and F (21) for the flat. Full copies of the Energy Performance Certificates are available upon request.

### Viewing

Strictly by appointment through the sole selling agents:

Roche Retail:

**Contact: Graham Jones**

Tel: 01603 756338

Email: [graham.jones@rochesurveyors.co.uk](mailto:graham.jones@rochesurveyors.co.uk)



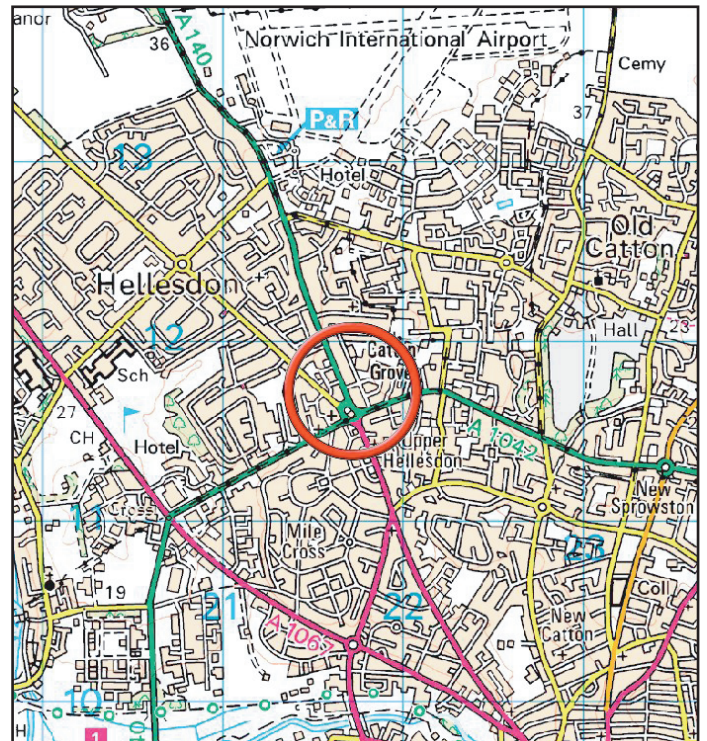
**Norwich** | NR6 6ND  
24 Cromer Road

**ROCHE**

Retail







You should be aware that the Code of Practice on Commercial Leases in England and Wales strongly recommends you seek professional advice from a qualified surveyor, solicitor or licensed conveyancer before agreeing or signing a business tenancy agreement. The Code is available through professional institutions or through the website [www.commercialleasecode.co.uk](http://www.commercialleasecode.co.uk)