

Unit 2, Old Station Yard, Cromer



Commercial Unit
419.03 m² (4,510 sqft)

Commercial

To Let

ROLLER SHUTTER DOOR

QUALITY FIT-OUT

BUSY VEHICULAR ROUTE

SUITABLE FOR A NUMBER OF
USES UNDER PLANNING USE
CLASS E

READY TO OCCUPY

23, Norwich Road, Cromer, Norfolk NR27 0HF

The property is located on Norwich Road, on the outskirts of the town. Norwich Road (A149) is the main arterial road connecting notable north Norfolk settlements such as Aylsham and North Walsham.

Adjacent occupiers include the Mobility Centre and Electrifying Cycles.

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Description

The property comprises a two-storey brick and block constructed building under a pitched tiled roof. The front elevation has one personnel access door and a loading roller shutter door, in addition to roof-height UPVC double-glazed display windows.

Internally the property has been finished to a good standard, previously utilised as a bathroom and kitchen showroom. The ground floor is largely open plan, in addition to WC facilities and storage space, with laminate, timber and tile flooring. The first floor provides useful additional storage or office space.

Accommodation

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate gross internal floor areas:

Description	m ²	sq ft
Ground Floor	199.71	2150
First Floor	219.32	2,361
Total GIA	419.03	4,510

Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of **£22,000 per annum exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Retail Warehouse and Premises

Rateable Value: £13,000

Rates Payable 2023/2024: £6,487

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

Energy Performance Certificate

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - HRDnjr/120

