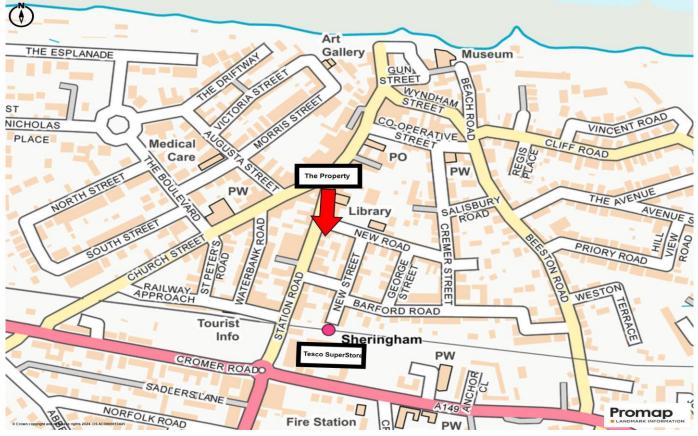
# **Arnolds | Keys**

Trusted Property Expert





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Retail Premises 159.7 m<sup>2</sup> (1,719SqFt) Retail

To Let

BUSY PEDESTRIAN AND VEHICULAR TRAFFIC ROUTE.

POPULAR SEASIDE TOWN LOCATION

PARKING FOR TWO VEHICLES

MODERN OPEN PLAN SALES AREA

19 Station Road, Sheringham, Norfolk NR26 8RF

The seaside town of Sheringham is a popular tourist destination and is situated on the north Norfolk coast approximately 25 miles north of Norwich and 4 miles west of Cromer.

The subject property fronts station Road which is the main retailing street in the town linking the sea front to the Tesco superstore.



## 19 Station Road, Sheringham, Norfolk NR26 8RF

### **Description**

The subject property comprises a two-storey building offering ground floor sales and staff areas and storage rooms to the first floor.

The ground floor is fitted out internally with a ceramic tiled floor, suspended ceiling, LG3 lighting and is air conditioned.

There is forecourt parking for two vehicles and a rear service yard.

#### Accommodation

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

Description	m²	Sq Ft
Ground Floor		
Sales Area	90.13	970
Rear Store	4.75	49
Accessible WC		
First Floor		
Staff Room	15.1	163
Stores	4.5	48
WC		
Office	9.2	99
Former Flat	36.16	389
Total NIA	159.66	1719

### Terms

The property is available on a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £29,750 per annum exclusive.

#### **Business Rates**

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

**Description: Betting and Premises** 

Rateable Value: £22,500

Rates Payable 2023/2024: £11,227.50

### **Legal Costs**

The ingoing tenant will be responsible for both parties reasonably incurred legal fees.

### VAT

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

#### EPC

The property has an EPC rating of: TBC

### Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

nick.oleary@arnoldskeys.com

DDi: 01603 216827 Harry Downing

harry.downing@arnoldskeys.com

DDi: 01603 216806

SUBJECT TO CONTRACT - GWBG/njr/28863/120

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