



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

Retail

To Let

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

**BUSY PEDESTRIAN AND VEHICULAR TRAFFIC ROUTE.**

**POPULAR SEASIDE TOWN LOCATION**

**PARKING FOR TWO VEHICLES**

**MODERN OPEN PLAN SALES AREA**

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.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

### 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	m <sup>2</sup>	Sq Ft
<u>Ground Floor</u>		
Sales Area	90.13	970
Rear Store	4.75	49
Accessible WC		
<u>First Floor</u>		
Staff Room	15.1	163
Stores	4.5	48
WC	----	---
Office	9.2	99
Former Flat	36.16	389
<b>Total NIA</b>	<b>159.66</b>	<b>1719</b>

### 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

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SUBJECT TO CONTRACT - GWBG/njr/28863/120

