

- Norfolk
- Suffolk
- Cambridgeshire

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VILLAGE STORE & RESIDENTIAL PROPERTY – EAST RUNTON, NORTH NORFOLK



REFERENCE NUMBER: **G35438E**

- Busy North Norfolk Location
- Long Established & Well Regarded
- Substantial Freehold Property
- Fresh Air & Seaside Views
- Well Presented Accommodation
- Further Development Potential STP
- Close to Cromer (1 mile approx.)
- Walk to the Beach
- Private Parking
- Call for Further Details

FREEHOLD: £850,000

For the benefit of the goodwill, fixtures, fittings & equipment and freehold property. Stock is payable in addition on completion at valuation. This is a business for sale as a going concern.

Can we help? Call us on:

01603 662 662

PARTICULARS

We are delighted to be appointed to bring to the market this excellent business and residential opportunity, set in a sought after area on the North Norfolk coast. With scope to reconfigure the layout and accommodation potentially creating additional units (subject to any consents that may be required), this may well be of interest to developers, investors, as well as owner operators.

Situated in the popular village of East Runton, approximately 1 mile to the west of the busy seaside town of Cromer, the area is popular with holiday makers and long-term residents alike. The property is a short walk from the beach and enjoys sea views, making it an idyllic place to live whilst the business benefits from having around 14 caravan parks in or bordering the village, ensuring a constant flow of customers. Cromer and Sheringham high schools both have been awarded a 'Good' rating from Ofsted, making this an excellent village to raise a family.

A substantial property in a great location, which does not disappoint when you step inside, and with so much to offer, means that interest is likely to be strong in this one. Therefore, if you would like to view then please contact us as soon as possible and we will be happy to arrange this for you.

THE BUSINESS ITSELF

The current owner has been successfully running the business for the past 20+ years and in that time has developed and altered the store to move with changing customer needs. Providing an extensive offering to the local community, as well as the many visiting tourists and holiday makers, the store stocks a wide range of products to meet the demands of all.

The business enjoys the benefit of being a member of the Nisa buying group, as well as having an alcohol licence and a good staff team working alongside the owner.

Given the size and layout of the property together with the large store to the rear there are potentially options to further develop or change the internal layouts to provide extra units for letting either on a commercial or residential basis. This would have course be subject to any consents that may be needed however it may well be of interest to prospective buyers who may be looking at ways to increase the income or capital values that are achievable for the site.

PREMISES | ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The store is well situated on the high street occupying a prominent in the centre of the village. A wide glazed frontage makes it stand out and draws customers into the main retail area which provides around 1,500sqft of space.

It is fitted out with a range of shelving and typical displays stands in addition to the fridge and freezer display units. There is a customer service counter to the front with two Epos till points and a Lotto terminal.

To the rear on one side is a store room with office off whilst on the other side of the store is the former Post Office counter room which is now currently unused. Further behind here is the staff room with kitchenette and there is also a toilet on the ground floor for staff use via the hallway to the residential property.

The rear courtyard provides concrete hard standing giving a good storage area for deliveries and is fenced and gated so as to be secure. Of particular interest is the block and render outbuilding which measures approximately 9m x 5m and is currently used for storage. This may be suitable to develop into a holiday let or a similar use subject to consent.

ACCOMMODATION | ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The residential property is accessed via the rear yard and up an internal staircase to the first and second floors where you will find that the property has been very well finished and presented.

On the stairs to the first floor is a half landing with a family bathroom off of it, nicely finished with wood effect vinyl flooring, quality tiling window to rear and bath with shower over.

On the first floor is the kitchen/breakfast room with built in Stokes double oven and separate gas hob as well as built in under counter fridge and freezer and space for a washing machine. Also on this floor are 3 good sized reception rooms plus a smaller office room. The two reception rooms to the front benefit from large sash bay windows and whilst the reception room to the rear has french doors leading out onto a nice sized balcony cum terrace with plenty of room to sit and enjoy the views.

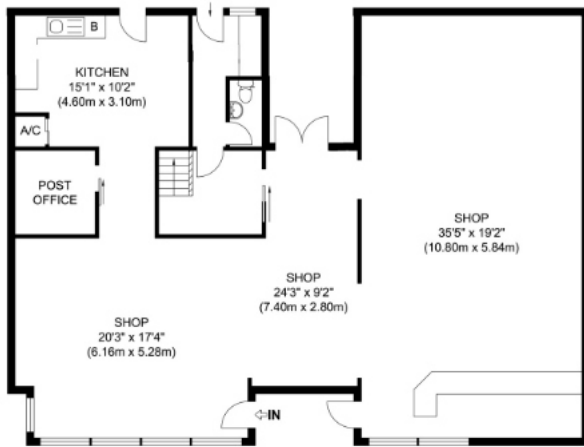
Moving up to the second floor onto a large landing there is a similar layout to below with the 4 double bedrooms and a landing cupboard. There are 2 good sized double bedrooms, one to the front with sea views and one to the rear as well as a smaller double again to the front of the building. The large master suite enjoys views to the rear and has built in wardrobes with a large en-suite bathroom to the front with a big bath and separate drench shower, again fitted and finished to a high standard.

The property benefits mainly throughout from good quality flooring, gas central heating and double glazing.

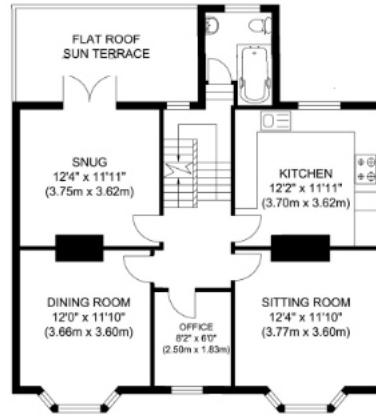
Externally behind the enclosed courtyard via the driveway is a parking area to the rear of the site with space for a minimum of 4 cars where you will also find a useful timber shed.



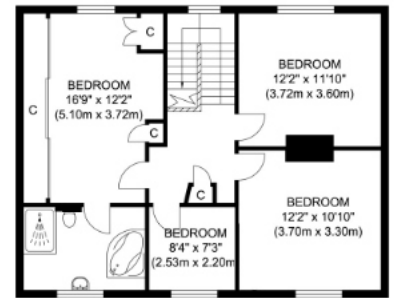




GROUND FLOOR



FIRST FLOOR



SECOND FLOOR

East Runton Stores and Albert House, High Street, East Runton, NR27 9AB

Illustration for identification purposes only, measurements are approximate, not to scale.

Energy performance certificate (EPC)

	Energy rating C	Valid until: 19 October 2032
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Property type: Retail/Financial and Professional Services

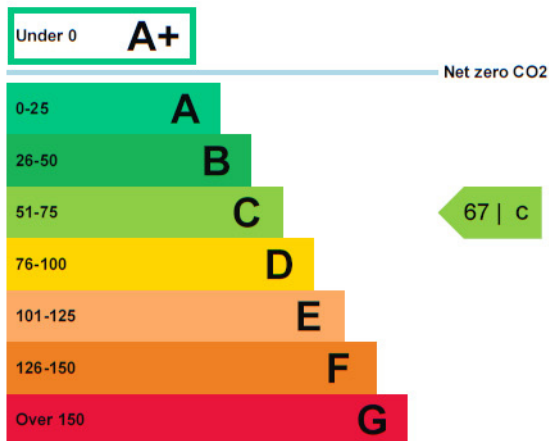
Total floor area: 191 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A+ to E.

Energy efficiency rating for this property

This property's current energy rating is C.



Properties are given a rating from A+ (most efficient) to G (least efficient).

Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

How this property compares to others

Properties similar to this one could have ratings:

If newly built: 4 | A

If typical of the existing stock: 15 | A

FURTHER INFORMATION

REFERENCE NUMBER

G35438E.

OPENING HOURS

8:00am to 9:00pm Monday to Sunday.

TENURE

Freehold.

RENT PAYABLE

Not Applicable.

RATES PAYABLE

£2,926 per annum.

This information has been provided to us by the vendor and any interested party is advised to enquire of the local authority to check the position with regards to business rates that will apply to a new owner.

EPC

The Energy Performance Certificate for the commercial property shows a 'C' rating and a score of 67. The Energy Performance Certificate for the residential property shows a 'D' rating and a score of 55.

PRICE

£850,000.

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VIEWING

Call our East Anglia office on (01603) 662 662 to make an appointment.

DISCLAIMER

All measurements and sizes for general guidance only. Please note fixtures, fittings and equipment have not been tested.

MAP (NR27 9AB FOR SAT NAV)

