

# UNIT 2, THE BOUNCERS BAR

21 Holt Road, Cromer, NR27 9EB



## Key Highlights

- Excellent opportunity in a strong trading location in Cromer
- Prominent frontage with high levels of passing trade
- In close proximity to Cromer train station
- Terms agreed on Unit 1
- Unit 2 Gross internal ground floor area of circa 1,274 square feet
- Off street car parking may be available
- Available by way of a new lease at a rent and terms to be agreed

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## Location

Cromer is a coastal town and civil parish on the north coast of Norfolk located approximately 23 miles north of Norwich with a population of circa 7,750 residents. The town benefits from good transport links into Norwich with interlinking trains into London Liverpool Street from Cromer train station located less than 0.1 miles away. Former Buddies Bar is surrounded by residential dwellings, retail shops and Morrison's Supermarket.

## Description

There are two retail units being created out of the Former Bouncers Bar. The property is a one / two storey detached property of brick construction beneath various pitched tiled roofs. The property will be split to create two separate units. There is car parking to the front for circa 15 vehicles.

The ground floor has a Gross Internal Area of approximately 1,274 sq ft.

Unit 2 presents an excellent opportunity to acquire a leasehold premise in Cromer. The property has potential scope for a range of uses within Use Class E, F and Sui Generis subject to granting of relevant permissions.

## Accommodation

The property will be developed into a shell specification and will benefit from an open plan trading area on the ground floor with associated stores.

## Licensing

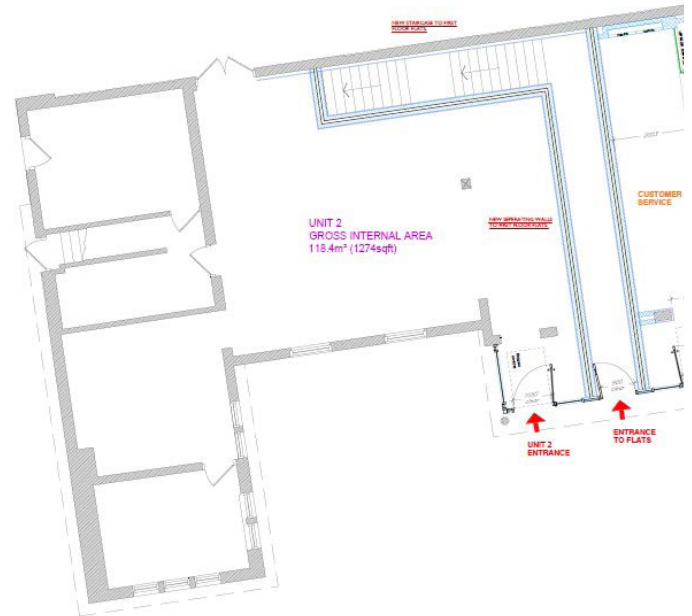
It is understood that the property currently possesses a Premises Licence.

## Services

It is understood that all mains services are connected to the property.

## Terms

The premises are available either by way of a new lease at a rent and terms to be agreed.



## EPC

An EPC has been requested.

## Rateable Value

The rateable value is yet to be assessed.

## VAT

VAT will be applicable on the letting of this property.

## Money Laundering

Money Laundering Regulations require Savills to conduct checks upon all tenants. Prospective tenants will need to provide proof of identity and residence.

## Viewings

The property is currently closed and therefore all viewings must be arranged by prior appointment via the sole letting agents Savills.

## Contact

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