



1 Garden Street, Cromer

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Independent Estate Agents

Pointens

### **The Property**

A rare opportunity to acquire a ground floor double fronted commercial premises superbly situated in the heart of this Victorian coastal town often referred to as 'The Gem of the Norfolk Coast' The property extends to around 500 square feet and currently has A1 retail planning permission, however, it could have many uses subject to gaining the necessary planning permission.

### **Location**

The resort town of Cromer, standing beside the North Norfolk coast, is renowned, amongst other things, for its end of pier Pavilion Theatre. Other amenities include a cinema, bus and rail stations with services to Norwich and electrified rail connections to London Liverpool Street in under two hours. There is a regional airport at Norwich and sporting facilities – including the Royal Cromer 18 hole golf links with other courses available at Sheringham and West Runton. Cromer lawned tennis and squash club offers some of the finest grass courts in the county. Sailing facilities are available at Blakeney and on the Norfolk Broads.

### **Directions**

Upon entering the town from the Holt Road. Proceed to the round about and go straight over into West Street. Upon reaching The Prince of Wales Road move into the right hand lane and take the first right into Hamilton Road. No 1 Garden Street will then found on the left hand side after a short distance.

### **Accommodation**

The accommodation comprises:

#### **Front door leading to::**

#### **Retail Shop Area (15' 7 x 14')**

Deep picture windows to two sides, period cast iron fireplace with marbles/slate effect surround. Electric power and light. BT point.

#### **Store Room (15' x 10'7)**

Deep picture window, electric power and light.

#### **Rear Store Room (6'7 x 6'4)**

Door to:

#### **Rear Hall**

Period tiled floor, coat pegs, door to outside.

#### **Cloakroom**

Wash basin and wc.

### **Curtilage**

There is no outside space and no parking with this property. The Leaseholder does however, have a pedestrian right away from the back door over a courtyard which leads to the public pavement beside the shop.



## General Information

**Tenure:** Leasehold. A 250 year lease was granted on 3rd September 1979.

**Services:** Mains water, electricity and drainage.

**Business Rates:** Rateable Value £7,800.

**Legal Costs:** Each party will be responsible for their own legal costs incurred in documenting the sale.

**Local Authority:** North Norfolk District Council. Tel: 01263 513811.

**Energy Performance Certificate:** To be confirmed.

**Viewings:** Strictly via the sole agents, Pointens Estate Agents, tel: 01263 711880.

**VAT:** We understand that VAT is not applicable.

**Existing Lease:** The Property is being sold with vacant possession.

### Agents Note:

Intending purchasers will be asked to produce original Identity. Documentation and Proof of Address before solicitors are instructed.

**Reference:** H313454.



## Important Notice

Messrs. Pointens for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that:

These particulars have been prepared in accordance with the Property Misdescriptions Act 1991 and they are intended to give a fair and substantially correct general description of the property for the guidance of intending purchasers, and they do not constitute part of an offer or contract.

Please note that: Photographs may have been taken with the use of a wide-angle lens

We have not tested any heating installations, other appliances or services and it is therefore the responsibility of the purchaser, their solicitor or surveyor, to ascertain their condition and serviceability.

Intending purchasers, particularly those who will be travelling some distance are advised to check with us first on the availability of the property and on any points which are of particular importance to them.

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