

# Arnolds | Keys



37-39 Station Road, Sheringham, NR26 8RG

£295,000



# 37-39 Station Road, Sheringham NR26 8RG

TOWN CENTRE RETAIL & RESIDENTIAL INVESTMENT PROPERTY - Retail 43.07 m<sup>2</sup> (464 sqft) - Residential 67.74 m<sup>2</sup> (729 sqft). The property is situated to the east of Station Road at the junction with Melbourne Road within Sheringham town centre.



Council Tax Band:



## DESCRIPTION

The property comprises a semi-detached ground-floor retail unit, currently occupied by Streat Boss, with a vacant three-bedroom maisonette on the upper floors.

The ground floor features a largely open-plan sales/seating area with a return frontage to Melbourne Road.

The maisonette, spanning part ground, first, and second floors, has front and rear access and benefits from one parking space.

## ACCOMMODATION

The premises have been measured in accordance with RICS Code of Measuring Practice and report the following Net Internal Areas (NIA) for the commercial accommodation and Gross Internal Areas (GIA) for the maisonette.

Ground Floor Retail 43.0m<sup>2</sup> 464 sq ft

Maisonette 67.74m<sup>2</sup> 729 sq ft

Total 110.81m<sup>2</sup> 1,193 sq ft

## TERMS

The freehold interest in the property is available for sale at £325,000 exclusive. The property is available with ground floor tenant and associated lease in place.

## BUSINESS RATES

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

Ground Floor Retail

Description: Café and Premises

Rateable Value: £10,000

Rates Payable 2024/2025: £4,990

<https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief>

The maisonette has been assessed as Council Tax Band A

## LEGAL COSTS

Each party to bear their own costs.

## VAT

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

## TENANCY

GROUND FLOOR

Tenant: Robert Grand T/A Streat Boss

Term: 5 years from 15 October 2021

Rent: £12,000 per annum

Repairs: Effective full repairing and insuring

UPPER FLOORS

Vacant

## EPC

The property has an EPC rating of:

Ground Floor Commercial : C

Upper Floors Residential: E

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents on 01603 620551.

SUBJECT TO CONTRACT - HRD/njr/120



## Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

## EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	42	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick (YB) to sellers and buyer for mortgage advice. Should you decide to use YB we could receive a referral fee of £250.

