



## GARDEN STREET CROMER, NR27 9HN

£155,000  
FREEHOLD

This is a rare opportunity to purchase the freehold of a notable Cromer building built in 1893 and designed by architect George Skipper. The ground floor is currently used as a Pizzeria with an immediate revenue coming from the tenant.

The location is the one of the busiest in Cromer with a large footfall with very busy pubs, ice cream parlours and shops all of which are en route and a stone's throw from the pier.

**HENLEYS**  
Residential Sales & Lettings

## GARDEN STREET

- Close to pier • Good return on investment • Great Location • Busy street



### OVERVIEW

This is a rare opportunity to purchase the freehold of a notable Cromer building built in 1893 and designed by architect George Skipper. The freehold is currently used as a Pizzeria with an immediate revenue coming from the tenant.

The location is the one of the busiest in Cromer with a large footfall with very busy pubs, ice cream parlours and shops all of which are on route and a stone's throw from the pier.

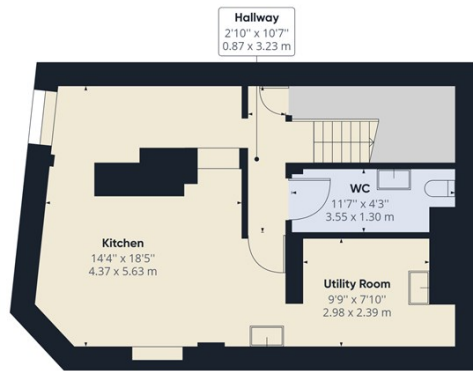
The current tenant pays £10,800 per annum rent and has signed a new 3 year rolling tenancy in May 2024.

The freehold comprises of a ground floor and basement premises that is currently a pizza restaurant and a privately owned flat above on a 99 year lease.

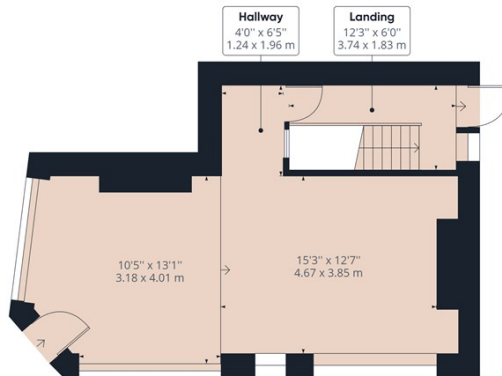


## 36 GARDEN STREET





Floor -1 Building 1



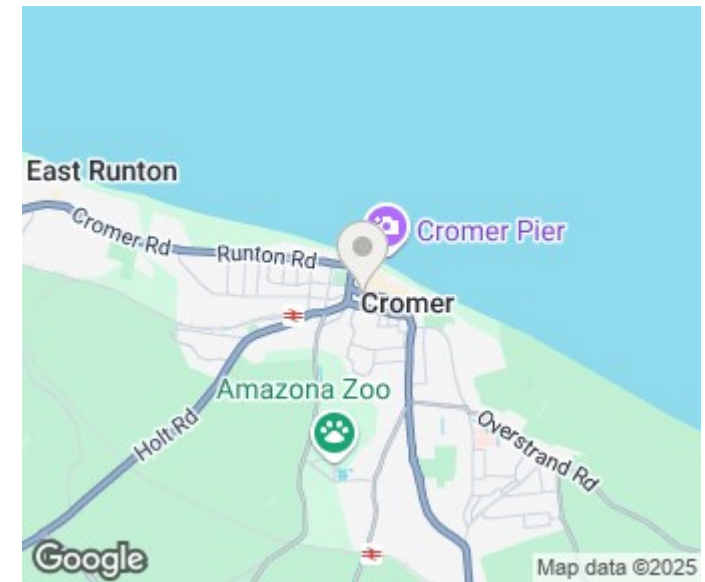
Ground Floor Building 1

Approximate total area<sup>(1)</sup>  
970.52 ft<sup>2</sup>  
90.16 m<sup>2</sup>

(1) Excluding balconies and terraces

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

GIRAFFE360



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