



## CHURCH STREET CROMER, NR27 9HH

£120,000  
LEASEHOLD

### RARE OPPORTUNITY

This thriving business lies in the main high street of the increasingly popular and sought after seaside town of Cromer. Although a seaside town this business has year round trade.

The property is leasehold and being sold as "good will" with all the equipment included. The current owners are happy to do a hand over with the new business owners.

All information regarding turnover, books etc will be discussed with the potential buyers by the current owners.

  
**HENLEYS**  
Residential Sales & Lettings

# CHURCH STREET

- Fantastic business opportunity
- Prime location
- Increasingly popular seaside town
- Already thriving business
- Leasehold
- Year round business
- Handover by current owners
- Rare opportunity in this location
- Viewing highly recommended
- Call Henleys to view



## Cromer

Located on the exceptional residential area of Cliff Avenue, considered the best in Cromer and in the heart of conservation area, is quiet and relaxing yet just a few minutes' walk to the blue flag sandy beach and town. Cromer is a picturesque coastal town with a good selection of shops and restaurants. Dominating the views are the medieval church, which has the highest tower in Norfolk and there is a spectacular Victorian pier, at the end of which is a restaurant and a 500-seat pavilion theatre. The theatre hosts a wide variety of shows, from March to the end of December and is also home to a modern Lifeboat, which is launched from the end of the pier slipway. Cromer is renowned for its award-winning sandy beaches and its famous Cromer Crabs. Other attractions include a cinema, Amazonia Zoo and the Cromer Museum and Lifeboat Museum. The town has its own railway station with a good service to Norwich and other prime amenities including a hospital, doctors' surgery, dental surgery, library and the Royal Cromer Golf Club (18 hole).

## Overview

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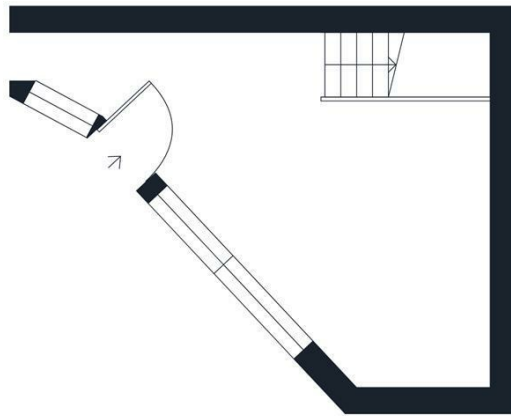
## Agents note

The property is leasehold with 3 years remaining. The lease can be extended at the end of the current lease period.

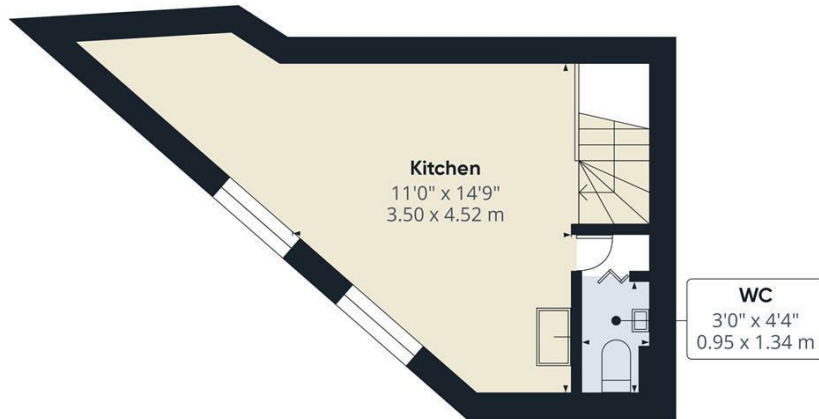


# 66 CHURCH STREET





Ground Floor



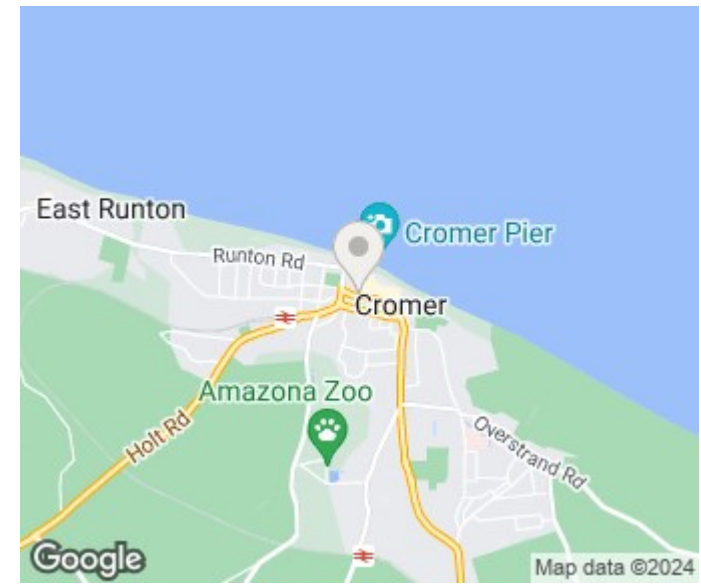
Floor 1

Approximate total area<sup>1)</sup>  
203.65 ft<sup>2</sup>  
18.92 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.

GIRAFFE 360



Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

**HENLEYS**  
Residential Sales & Lettings

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are 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/tenants are advised to recheck the measurements