



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

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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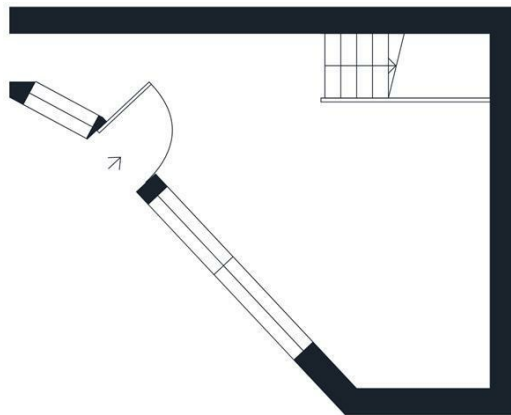
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Agents note

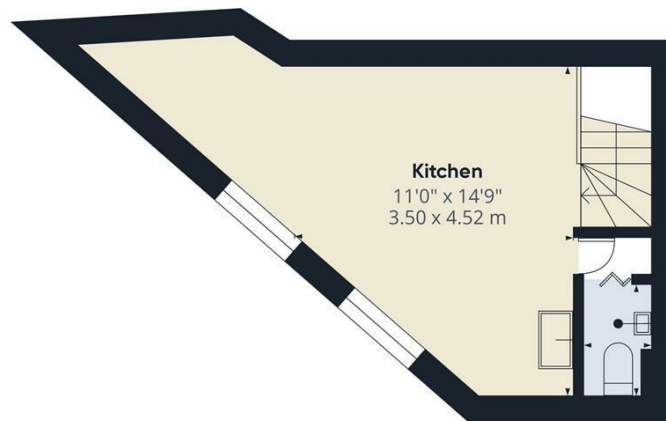
The property is leasehold with 3 years remaining. The lease can be extended at the end of the current lease period.

66 CHURCH STREET





Ground Floor



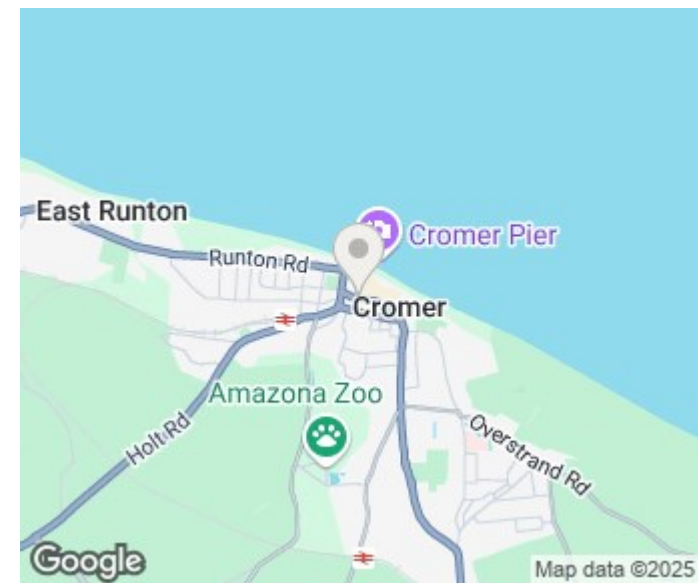
Floor 1

Approximate total area^m
203.65 ft²
18.92 m²

(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) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |