



THE OLD BAKERY

Cromer, NR27 0DX

£450,000

Freehold

THE OLD BAKERY

17 Station Road
Cromer
NR27 0DX

- Attractive building comprising three self-contained apartments
- Two-bedroom apartment arranged over the lower-ground & ground floors
- Two additional one-bedroom apartments on the first and second floors
- Established holiday-letting business with potential to continue
- No occupancy restrictions on the apartments
- Private courtyard garden serving Flat 1
- Shared raised lawned garden serving Flats 2 and 3
- Off-road parking for two cars, serving Flat 1
- Convenient position close to Cromer's town centre and seafront
- Versatile investment opportunity in a popular coastal town





Occupying a convenient position on Station Road, The Old Bakery is situated in Cromer, one of North Norfolk's most recognisable seaside towns. Renowned for its sandy beach, traditional pier and vibrant independent shops, Cromer offers an appealing combination of coastal character and everyday amenities. Cafés, restaurants and local attractions provide plenty to enjoy throughout the year, while the surrounding coastline and countryside offer opportunities for walking, exploring and discovering the wider area. The building's position makes it well suited to buyers looking to invest in accommodation close to the town's attractions, whether with a view to continuing the established holiday-letting business or exploring alternative opportunities.

Accommodation

The Old Bakery comprises three self-contained apartments arranged across the lower-ground, ground, first and second floors, with a total floor area of approximately 1,959 sq ft. The largest apartment, Flat 1, occupies the lower-ground and ground floors and offers two bedrooms, a family bathroom, separate cloakroom and a generous open-plan kitchen, dining and living area. Above, Flat 2 occupies the first floor and provides a one-bedroom layout with an open-plan lounge, kitchen and dining area, a separate bedroom and an en-suite shower room. It is accessed privately from the first-floor landing. Flat 3 occupies the second floor and offers a further one-bedroom apartment, with an open-plan lounge, kitchen and dining area, separate bedroom and shower room, accessed privately from the second-floor landing. Each apartment provides independent living accommodation, creating flexibility for the building's ongoing management and use. The property has an established holiday-letting business, offering an appealing starting point for buyers looking to continue the existing operation. There are no occupancy restrictions on the apartments.

Outside

Externally, the building offers a useful combination of private and shared outdoor space. Flat 1 benefits from its own enclosed courtyard garden, providing a sheltered spot for outdoor dining and relaxation, alongside private off-road parking for two cars parked nose-to-tail. Flats 2 and 3 share access to a raised lawned garden, offering additional outdoor space for residents and guests. Together, these features complement the property's self-contained accommodation and enhance its appeal as a coastal investment. For buyers seeking an established holiday-letting business in a popular seaside setting, The Old Bakery presents an exciting opportunity with scope to build upon its existing use.

Investment opportunity

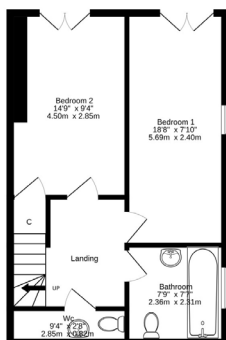
The Old Bakery is offered for sale as a whole, comprising all three self-contained apartments. Its established holiday-letting business, versatile accommodation and convenient coastal position make it an appealing proposition for investors seeking a property with an existing letting history. Further trading information can be provided once available.



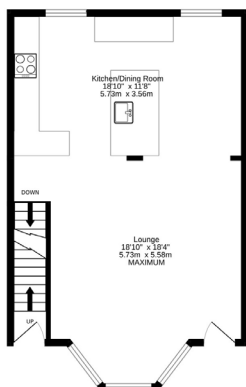




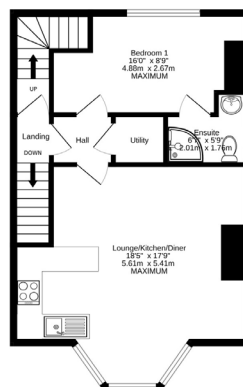
Lower Ground
445 sq.ft. (41.4 sq.m.) approx.



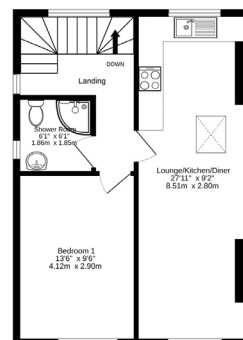
Ground Floor
521 sq.ft. (48.4 sq.m.) approx.



1st Floor
506 sq.ft. (47.0 sq.m.) approx.



2nd Floor
486 sq.ft. (45.2 sq.m.) approx.



TOTAL FLOOR AREA: 1959 sq.ft. (182.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Services connected: Mains water, electricity, gas & drainage.

Council Tax: Band to be confirmed.

Energy Efficiency Rating: To be confirmed.

Tenure: Freehold.

Location: What3words – ///reset.aimed.monks

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