01263 713143 | holt@brown-co.com



15 Tucker Street, Cromer, Norfolk, NR27 9HA

TO LET £12,000 P.A.

Flexible Retail Unit in the centre of Cromer

- Comprising spacious ground floor retail unit which could be used for a number uses (subject to planning).
- Prominent frontage close to the beachfront.
- Popular tourist destination within north Norfolk

63.9 sq m (687 sq ft)

Location
Cromer is an attractive and popular seaside town on the north Norfolk coastline. The town is vibrant and boasts a wide range of facilities and shops ranging from large national chains such as Argos, Halfords and Iceland as well as a variety of cafes, restaurants and shops as well as traditional seaside shops selling buckets and spades and seaside gifts.

The town is one of North Norfolk's 'Principal Settlements' and as such is a primary retail destination with a strong collection of both local and national retailers. Demand for commercial property in Cromer has remained relatively strong for over a decade with few vacancies. Cromer has a population of about 8,000 (2011 census) which increases markedly during the busy summer months.

The cathedral city of Norwich, with its airport and frequent rail service to London Liverpool Street, is located about 25 miles to the south.

Description
This well located property comprises a flexible ground floor retail unit with approximately 650 sq ft of space available on the ground floor.. The property is situated in a prominent position on Tucker Street close to Cromer High Street which is a short distance away from the beach front and situated close to the towns prime retail area.
Due to the flexibility of the floor area the unit could be used for a variety of uses.

The unit is ready for occupation in January 2025.

Accommodation
The property provides the following approximate net internal floor area (Taken from the VOA).

Shop	**sq m**	**sq ft**
Ground Floor	63.9	687
W.C.	Not measured	
Total NIA	**63.9**	**687**

Services
We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates
The premises has the following assessment: -

Rateable Value	£11,750

*The rateable value is below the minimum threshold of £12,000 per annum therefore the occupier may be entitled to a full exemption.

Lease Terms
Leasehold.

Rent £12,000 P.A. + Service Charge.

Tenure
Leasehold.

VAT
It is understood that VAT is not applicable.

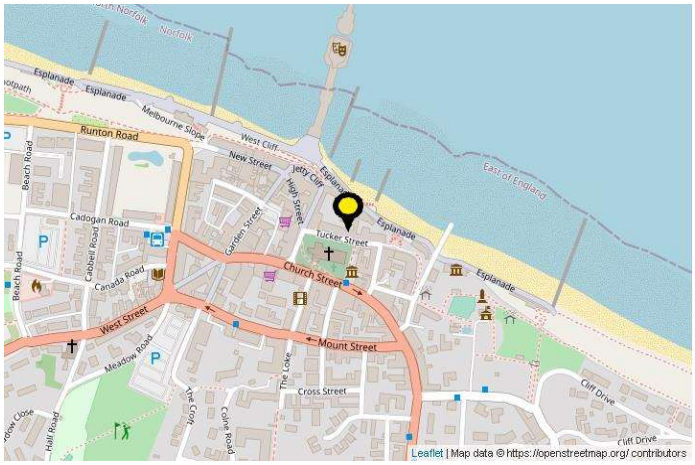
Legal Costs
Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating
Band D

Viewing & Further Information
Strictly by appointment with the sole letting agent:-

Brown & Co
15a Church Street
Cromer, NR27 9ES
Tel: 01263 713143

Tom Cator
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