



GARDEN STREET , CROMER, NR27 9HN

£150,000
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.

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GARDEN STREET

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

OVERVIEW

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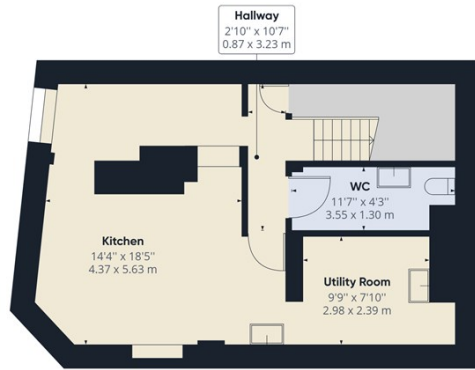
The current tenant pays £10,800 per annum rent and has signed a new 3 year rolling tenancy in May 2024

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.

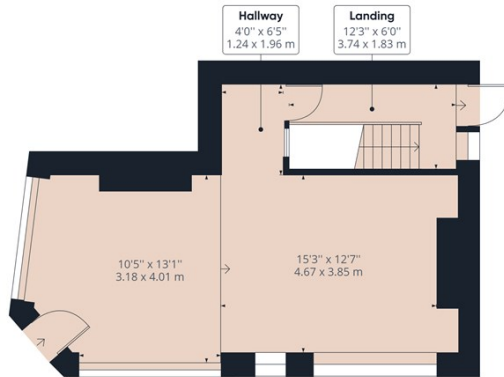


36 GARDEN STREET





Floor -1 Building 1



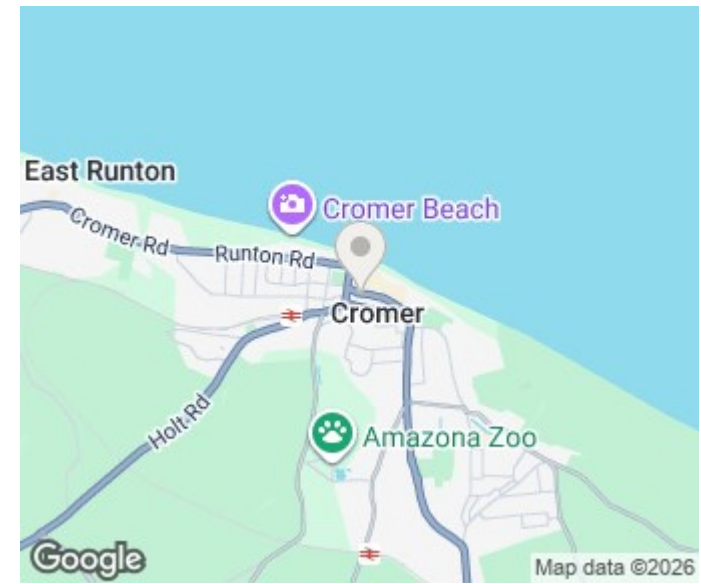
Ground Floor Building 1

Approximate total area⁽¹⁾
970.52 ft²
90.16 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 |
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |

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