

# 46 & 46A Church Street, Cromer, Norfolk NR27 9HH

Freehold Retail Investment

**Lot 67**

£9,000 per annum  
exclusive (1)



## Tenancy and accommodation

Unit	Floor	Use	Floor Areas (Approx)		Tenant	Term	Rent p.a.x.	Reversion
Unit 46	Ground	Retail/Ancillary	23.29 sq m	(250 sq ft)	INDIVIDUALS t/a Upstairs Downstairs (1)	5 years from 14/10/2013	£9,000	Holding over
	First	Retail/Ancillary	50.09 sq m	(539 sq ft)				
	Second	Ancillary	52.70 sq m	(567 sq ft)				
Unit 46a	Ground	Retail/Ancillary	46.20 sq m	(497 sq ft)	VACANT (1)	-	-	-
	First	Ancillary	9.00 sq m	(96 sq ft)				
<b>Total</b>			<b>181.28 sq m</b>	<b>(1,949 sq ft)</b>			<b>£9,000 (1) rising to £25,000</b>	

(1) Terms for a new 5 year lease of both units 46 and 46a at £12,500 per annum, rising to £25,000 per annum in year two, with an option to determine in the third year, have been agreed and are currently in solicitors hands, due to complete imminently.

### Key Details

- Prominent corner town centre location
- VAT-free investment
- Self-contained upper floors
- Nearby occupiers include Co-operative Food, M&Co, Lloyds Pharmacy, Superdrug and Boots

On Behalf of  Mapeley

### Location

Miles: 23 miles north of Norwich  
30 miles north-west of Great Yarmouth  
85 miles north-east of Cambridge

Roads: A148, A149, A140

Rail: Cromer Railway Station

Air: Norwich International Airport

### Situation

Cromer is a historic fishing town on the north coast of Norfolk, some 23 miles north of the county town of Norwich, 30 miles north-west of Great Yarmouth and 85 miles north-east of Cambridge. The property is located in the town centre on the west side of High Street and occupies a prominent corner position adjoining Church Street. Occupiers nearby include Co-operative Food, M&Co, Lloyds Pharmacy, Superdrug and Boots.

### Description

The property is a four storey building comprising two ground floor retail units with first, second and third floor ancillary space above.

### Tenure

Freehold.

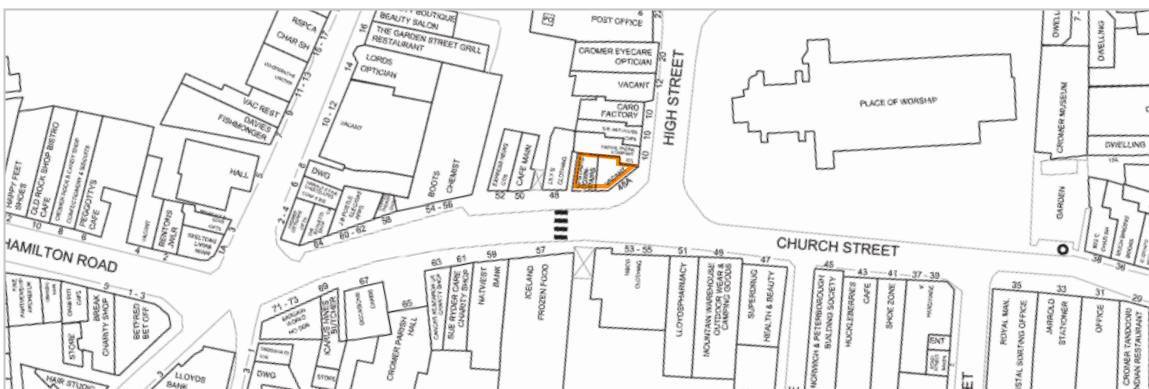
### VAT

VAT is not applicable to this lot.

### Six Week Completion

### Energy Performance Certificate

Available from the legal pack at acuitus.co.uk.



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