



Office Building / Suitable For Redevelopment
176.14 m² (1,896 SqFt)

Office
For Sale

POTENTIAL FOR RESIDENTIAL USE STP
EXTENSIVE CAR PARK
PROMINENT LOCATION

8-10 Cromer Road, Norwich, Norfolk NR6 6ND

The property is situated at the Boundary to the east of Cromer Road and approximately 3.5 miles north of Norwich City Centre. There are good links to the Broadland Northway (A1270). The surrounding area comprises of predominantly commercial buildings.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract; (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

Description

The property comprises of a pair of interconnecting semi-detached buildings of brick construction covered under a clay pantile roof.

The internal accommodation has been conjoined and adapted to provide open plan and cellular office space. The ground floor comprises of an open plan office. There is a lean to with a pitched felt roof on the eastern elevation and a former garage on the northern elevation providing additional storage space.

The first floor provides cellular office space predominantly carpeted. There is a staffroom and two WC's.

Externally there is an extensive car park to the rear of the property laid to gravel.

Accommodation

The premises have been measured in accordance with RICS Code of Measuring Practice and report the following Net Internal Areas (N.I.A.).

Description	m ²	Sq Ft
Ground Floor		
Office	57.70	621
Offices/Store	16.98	183
Store	11.88	128
Lean to	16.18	174
First Floor		
Offices	61.31	660
Kitchen	12.11	130
Total	176.16	1,896

Terms

The freehold interest in the property is available for sale at **£325,000 exclusive**.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Offices and Premises

Rateable Value: £16,500

Rates Payable 2024/2025: £8,233.50

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

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SUBJECT TO CONTRACT - GWBG/njr/28978/120

