



01263 713143 | holt@brown-co.com



Willis House, Overstrand Road, Cromer, NR27 0AH

FOR SALE £325,000

Flexible Mixed Use Investment Building.

- Comprising two let commercial shops and a freehold flat let on an Assured Shorthold Tenancy.
- Location close to the prime retail area.
- Popular tourist destination within north Norfolk close to a range of businesses and with good transport links to Norwich and Kings Lynn and London.

239 sq m (2566 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 7,500 (2021 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 23 miles to the south.

Description

Willis House is positioned in a prominent position on the corner of Overstrand Road and Church Street and is therefore situated upon an arterial route with Church Street continuing southwards to Great Yarmouth as the A149 and to Norwich as the A140.

The Freehold of the property consists of two commercial premises one of which are currently let and a one/two bedroom flat situated on the first floor which is let on an Assured Short Hold Tenancy (AST). The freehold of the building also includes a long leased flat with approximately 148 years remaining.

Gibsons Bistro has three retail areas used as the restaurant, together with multiple stores and 3 W.C.s

The Retreat has a large retail area which has been partitioned to provide internal storage and a W.C.

The 1st floor flats' accommodation comprises:- Sitting room, kitchen, bedroom, bedroom/study and a bathroom.

Outside the property is a small area to the rear for bins part of which is also let to Gibsons Bistro.

Accommodation

Unit	sq m	sq ft
Gibsons Bistro	88	943
The Retreat	79	848
Flat 1 Willis House	72	775
Total	239	2556

All measurements are approximate.

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 have the following assessments: -

Rateable Value	
Gibsons Bistro	TBC
The Retreat	£6,700
Council Tax Band	
Flat 1	Band A

Lease Terms

Gibsons Bistro:- £12,000 p.a. ending 30th April 2023

The Retreat:- Vacant previously let for £10,000 p.a.

Flat 1:- Let on an AST for £595 PCM.

Flat 2:- Ground Rent £100 p.a.

Details of all tenancies are available on request.

Tenure

Freehold.

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 sale.

EPC Ratings

Gibsons Bistro:- Band C

The Retreat:- Band E

Flat 1:- Band D

Viewing & Further Information

Strictly by appointment with the sole selling agent:-

Brown & Co
1a Market Place,
Holt
Norfolk
NR25 6BE
Tel: 01263 713143

Tom Cator
01263 711167
tom.cator@brown-co.com



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: Granta Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared in September 2020.