

LEASE TO ASSIGN/ FREEHOLD AVAILABLE



101/103 MILL ROAD CROMER, NR27 0AD

LOCATION

Cromer is a popular holiday resort on the North Norfolk coast approximately 20 miles north of Norwich.

The property is located on the junction of Mill Road and Crawford Road in the Suffield Park area on the eastern side of Cromer. The property is in a residential area close to schools and Cromer hospital.

ACCOMMODATION

The property provides accommodation on ground floor with a first floor flat with the following approximate dimensions and areas:-

Frontage:	8.53 m	28'
Internal Width: Front	7.67 m	25'2"
Sales Depth: Max	9.45 m	31'

Ground Floor:

Sales	65.96 sq.m.	710 sq.ft.
Ancillary	26.66 sq.m.	287 sq.ft.

First Floor:

2 Bedroom Flat

There is parking for 2/3 vehicles and a rear garden.

RATEABLE VALUE

We have made verbal enquiries of North Norfolk District Council and understand that as at the 23rd April 2009 the property has the following rateable value:

Part Shop & Premises	£3,450
Flat - Council Tax	Band A

LEASE

The property is held by way of a 15 year full repairing and insuring lease from 11th March 2003 at a current rent of £13,250 pax (+ VAT if applicable), subject to 5 yearly rent reviews.

TERMS

Our clients are seeking to assign the residue of their lease for nil premium.

FREEHOLD

The freehold of this property could be available subject to vacant possession.

REDEVELOPMENT

Initial discussions with the Local Planning Authority indicate that redevelopment may be permitted for up to 3/4 residential units. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

An Energy Performance Certificate has been commissioned and will be available shortly on request.

LEGAL COSTS

Each party to bear their own legal costs incurred in this transaction.

VIEWING

Strictly by appointment through sole agents:-

Francis Darrah Chartered Surveyors

Contact: Carol Cooper

Tel: 01603 666630

e-mail: carol@fdarrah.co.uk

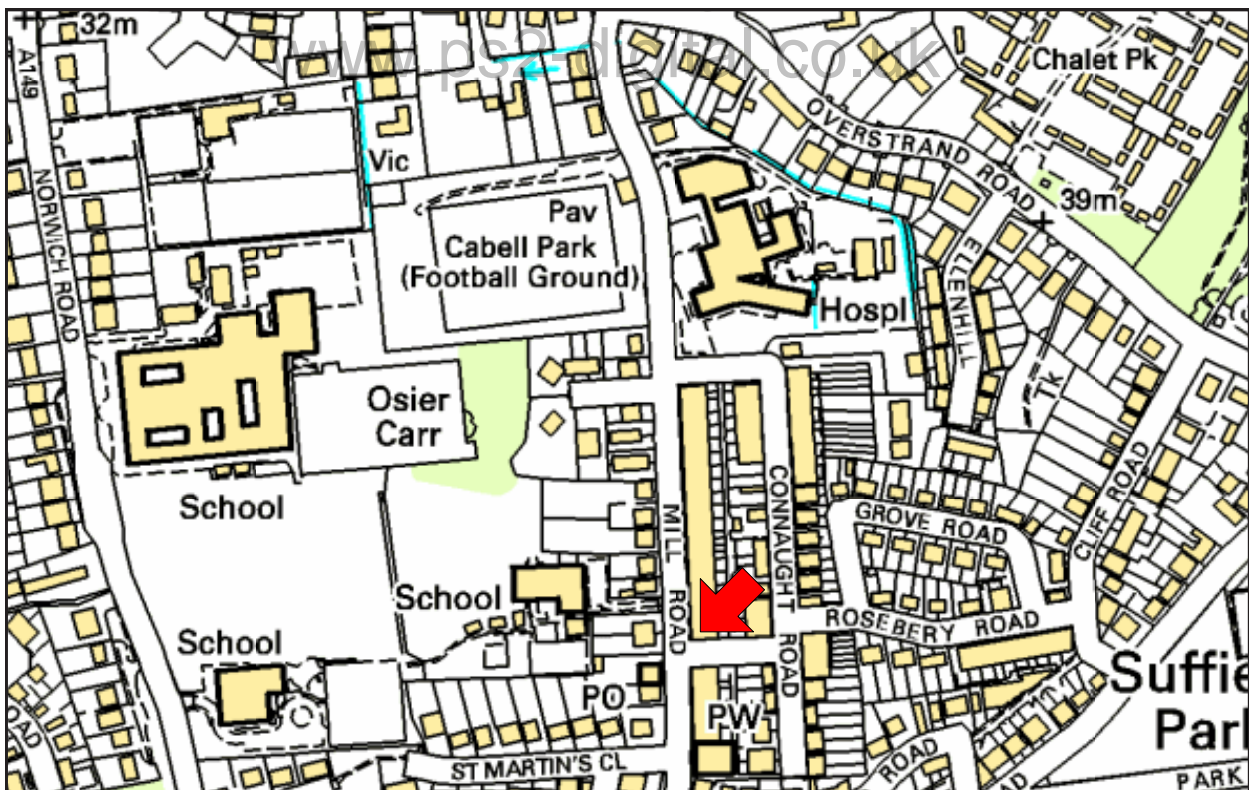
SUBJECT TO CONTRACT

May 2009

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