

Cromer

47 Church Street Norfolk NR27 9HH

- **Attractive Freehold Shop Investment**
- Let to Superdrug Stores plc
- Lease expires 2022
- Prominent town centre corner position
- Rent Review 2017
- Current Rent Reserved
£35,000 pa

**SIX WEEK COMPLETION
AVAILABLE**



Tenure
Freehold.

Location

The coastal resort of Cromer, with a population of some 7,250, is situated at the junction of the A140 and the A148 and is located on the Norfolk coast 21 miles north of Norwich. The town is a popular holiday resort.

The property is situated overlooking Cromer Parish Church on the corner of Church Street and Hans Place and close to High Street and Tucker Street in the heart of the town centre. Occupiers close by include M&Co (adjacent), Lloyds Pharmacy, Nat West, Norwich & Peterborough Building Society, Iceland, Santander, Co-Op Travel, Budgens and Barclays.

Description

The property is arranged on ground and three upper floors to provide a large ground floor corner shop unit with ancillary staff/storage on the first floor above. The second and third floors are accessed internally but are not presently used by the tenants.

The property provides the following accommodation and dimensions:

Gross Frontage	10.6 m	(34' 9")
Net Frontage	9.35 m	(30' 8")
Shop Depth	12.25 m	(40' 2")
Built Depth	14.05 m	(46' 2")
Ground Floor	126.10 sq m	(1,357.37 sq ft)
First Floor	88.70 sq m	(954.79 sq ft)
Second Floor	46.15 sq m	(496.77 sq ft)
Third Floor	46.05 sq m	(495.69 sq ft)

Tenancy

The entire property is at present let to SUPERDRUG STORES PLC by way of a reversionary lease for a term of years to expire on 24th May 2022 at a current rent of £35,000 per annum. The lease provides for a rent review in 2017 and contains full repairing and insuring covenants.

Tenant Information

Superdrug are the UK's second largest beauty and health retailer currently operating over 900 stores in England, Scotland and Wales, Northern Ireland and the Republic of Ireland. We currently have 226 in-store pharmacies (Source: www.superdrug.com). For the year ended 29th December 2012, Superdrug Stores plc reported a turnover of £1,021,021,000, a pre-tax loss of £3,977,000, shareholders' funds of £121,542,000 and a net worth of £106,905,000. (Source: riskdisk.com 17.09.2013)

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allsop.co.uk

Energy Performance Certificate

For EPC Rating please see website.

