



## Tenure

Freehold.

## Location

The coastal resort and former fishing town of Cromer has a population of some 7,000 and is located on the North Norfolk coast, 21 miles north of Norwich. The town is a popular holiday resort.

The property, which is in a Conservation Area, is situated on the south side of Church Street, which is the main shopping street in the town centre. Occupiers close by include Iceland (adjacent), Boots, Lloyds Pharmacy, M & Co., Betfred and Lloyds Bank.

## Description

The property is arranged on ground and one upper floor to provide a purpose built block of three retail units, two of which have ancillary accommodation at first floor level. The remainder of the first floor comprises offices which have planning permission for conversion to residential use. There is car parking for 27 cars at the rear.

## VAT

VAT is not applicable to this lot.

## Planning

Planning permission for the conversion of the vacant first floor office space to three residential units was granted on 25th April 2013.

(Application No: PF/13/0502).

Local Authority: North Norfolk District Council.

## Documents

The legal pack will be available from the website [www.alltop.co.uk](http://www.alltop.co.uk)

## Energy Performance Certificate

For EPC Rating please see website.

## Viewings

A single block viewing will be held during the week prior to the auction. You must register in advance and provide the full name, company (if applicable) and a mobile telephone number for each person wishing to attend the viewing. This information must be provided no later than noon on Thursday 8th May or we will be unable to accommodate your request. Please note photo identification will be required on the day. Please email [viewings@alltop.co.uk](mailto:viewings@alltop.co.uk). In the subject box of your email, please ensure you enter **Lot 52 Cromer**.

No.	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Bank	The Royal Bank of Scotland plc (1)	Gross Frontage 8.60 m (28' 2") Shop Depth 19.50 m (63' 11") Built Depth 24.55 m (80' 5")	Term of years from 09.06.2005 to 23.06.2027 Rent review in 2020 to a minimum increase of 7.5% FR & I. Service charge cap	£28,750 p.a.	Rent Review 2020 to a minimum of £30,906.25 pa
61A	Sue Ryder	Gross Frontage 4.00 m (13' 11") Shop Depth 14.00 m (45' 11") Built Depth 19.55 m (64' 1") First Floor 14.55 sq m (156 sq ft)	7 years and 10 months from 22.09.2009 Rent review in the fifth year FR & I	£11,750 p.a.	Reversion 2017
63	Cancer Research UK	Gross Frontage 6.00 m (19' 8") Shop Depth 13.40 m (43' 11") Built Depth 17.10 m (56' 1") First Floor 34.85 sq m (375 sq ft)	10 years from 23.07.2007 Rent review in the fifth year FR & I	£16,250 p.a.	Reversion 2017
Part First Floor Office	Vacant	First Floor Offices (See Planning Paragraph) 142.8 sq m (1,537 sq ft)	—	—	—
Rear Car Park	Royal Mail Group Limited	6 car spaces	To be held on a new 1 year lease (2)	£1,500 p.a.	—

(1) RBS has over 17 million customers in the UK and is the largest SME Bank in the UK with over 1.1 million customers. (Source: [www.rbs.com](http://www.rbs.com))

(2) A new 1 year lease has been agreed, subject to contract, with rolling 2 month mutual break clauses. It is intended that it will complete prior to the auction – see legal pack.

**Total £58,250 p.a. (2)**

# Cromer

## 59, 61 & 63

## Church Street

## Norfolk

## NR27 9HH

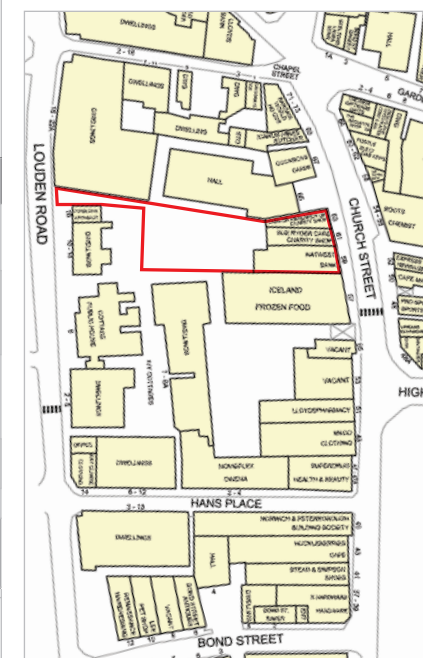
- **Freehold Bank, Shop and Office Investment**
- Bank let to The Royal Bank of Scotland plc on a lease expiring in 2027 without breaks
- Two further shop units let to Sue Ryder and Cancer Research expiring in 2017
- Vacant first floor offices with planning permission for 3 flats
- Popular Norfolk resort town
- Bank Rent Review in 2020 to a minimum of £30,906.25 pa
- VAT is not applicable
- Total Current Rents Reserved

**£58,250 pa (2)**  
**plus Vacant Offices**

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**threadneedle.**

**SIX WEEK COMPLETION AVAILABLE**



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

**Seller's Solicitor** Mrs L Davison, Nabarro LLP. Tel: 0114 279 4015 e-mail: [l.davison@nabarro.com](mailto:l.davison@nabarro.com)