



NEW STREET CROMER, NR27 9HP

£40,000

Don't miss out on this fantastic chance to lease a generously proportioned & fully air-conditioned Class E Commercial property in the picturesque town of Cromer, offering breath-taking sea views. For further information or to arrange a viewing please contact Henleys.

HENLEYS
Residential Sales & Lettings

NEW STREET

- Class E Commercial Premises
- Previously used as a Restaurant, Bar & Cafe
- Sea Views from all windows
- Excellent Location
- 9 year lease with break clauses
- Fully equipped kitchen
- Extensive storage space



Located in the heart of Cromer on New Street, this charming commercial property offers a unique opportunity in a thriving coastal community. Its prime location near the beautiful beaches and vibrant town centre attracts both locals and tourists alike.

With ample seating capacity and fully air conditioned, it is well-suited for both intimate meals and larger gatherings. The layout is thoughtfully arranged to maximise the dining experience, ensuring that guests feel comfortable and relaxed.

Equipped with a fully functional kitchen, the property is ready for almost immediate operation, allowing for a seamless transition for new owners. The kitchen is designed to meet the demands of a busy restaurant, with modern appliances and ample storage space. This allows for a diverse menu that can cater to a variety of tastes and preferences.

This restaurant is well-positioned to capitalise on the town's popularity. This property represents an exciting opportunity for aspiring restaurateurs or seasoned operators looking for new premises.

Furthermore, the restaurant is well-positioned to capitalize on the town's popularity. Cromer is known for its vibrant tourism industry, attracting visitors from near and far. This presents a lucrative opportunity for the restaurant to thrive and establish itself as a go-to dining

destination.

Restaurant, Bar & Cafe

The premises is currently split into a café area accessed from Jetty Cliff, this leads into a small bar area and further to the main restaurant area with further bar. A further entrance with wheelchair access leads in from New Street into the main restaurant area.

Storage

The cellar area provides various storage rooms including refrigeration room with walk in chiller and a cellar area with direct access down from the street entrance.

Alterations

Tenants are permitted to carry out internal alterations to the layout providing these are not structural changes and external alterations to signage and lighting subject to relevant planning consents.

Business Use

Class E Commercial, business and service – a range of other shops and non-food uses, including for the sale of food and drink principally to visiting members of the public where consumption of that food and drink is mostly undertaken on the premises.

Lease

The preferred lease would be for a term of 9 years with a break clause and rent review every 3 years. Tenants will also be responsible for contributing to 50% of the cost of the annual insurance and 50% of the cost of external decorating carried out every 6 years. The

exterior of the premises is due for redecorating around Spring 2025.

Business Rates

This premises has a rateable value of £27,750. The cost of business rates will be calculated by North Norfolk District Council. If you are interested in renting the premises and wish to find out more on business rates please contact North Norfolk District Council.

Agents Note

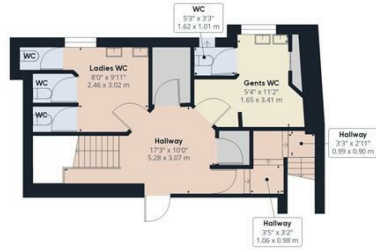
Please note that neither Henleys nor the landlords have tested any of the appliances, sanitaryware and other equipment, these will be taken on as seen. If any of these are not in working order these will not be repaired or replaced by the landlords.

Energy Performance Certificate

Commercial EPC C63

LILY MAI'S NEW STREET





Floor -1



Ground Floor

Approximate total area[®]
3593.23 ft²
333.82 m²

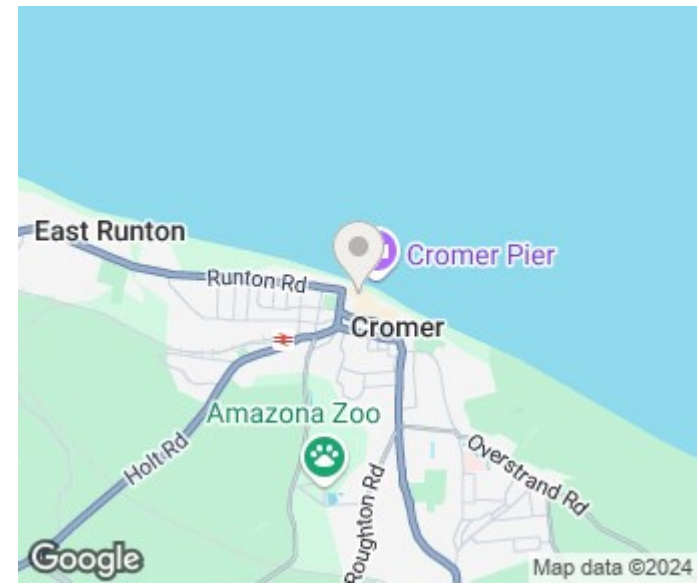
(1) Excluding balconies and terraces

Reduced headroom
..... Below 5 ft/1.5 m

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purposes only.

Calculations are based on RICS IPMS 3C standard.

GIRAFFE360



| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | |
| (81-91) B | | | |
| (69-80) C | | | |
| (55-68) D | | | |
| (39-54) E | | | |
| (21-38) F | | | |
| (1-20) G | | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | | EU Directive 2002/91/EC | |