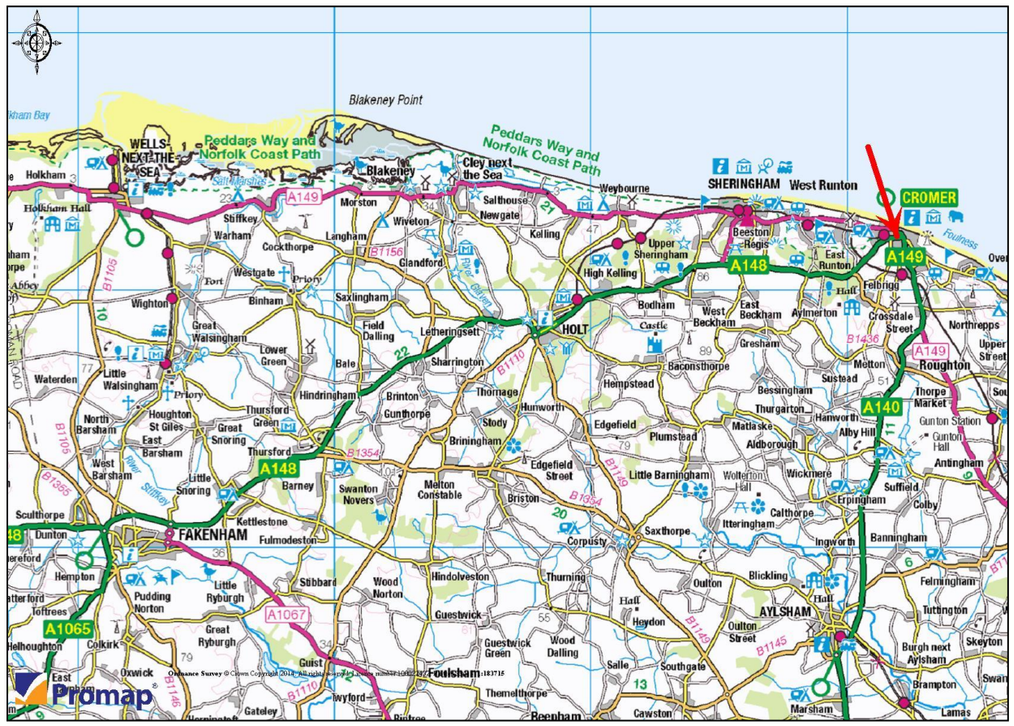
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Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute part of, an offer or contract: (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchaser or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Arnolds has any authority to make or give any representation or warranty whatever in relation to this property.

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Retail Premises with Storage

161.93m² - 334.86m² (1,743sqft – 3,605sqft)

Retail

To Let

PROMINENT TOWN CENTRE LOCATION

BUSY VEHICULAR AND PEDESTRIAN THOROUGHFARE

SUITABLE FOR A NUMBER OF USES UNDER PLANNING USE CLASS E

REAR PARKING AVAILABLE

AVAILABLE IMMEDIATELY, AS A WHOLE OR IN PART

27 Church Street, Cromer, NR27 9ES

Cromer is a busy seaside town located 23 miles north of Norwich, 5 miles east of Sheringham and 9 miles northeast of Holt. On the North Norfolk Coast and is very popular with tourists.

The subject property is located on Church Street in the centre of the town and the east end of the primary retail centre of Cromer.

The premises benefits from high pedestrian and vehicular traffic and presents a rare retail opportunity due to its location and size.

RICS

arnoldskeys.com
25 King Street, Norwich, NR1 1PD
01603 620551

27 Church Street, Cromer, NR27 9ES

Description
The property comprises a large open-plan retail area, together with office accommodation and extensive storage space to the rear. Kitchen and WC facilities are provided on the ground floor, with a large basement offering further storage accommodation.

The sales area benefits from laminate flooring, wall-mounted display racking and a suspended ceiling incorporating strip lighting.

Unusually for a high street unit, the premises include 1,208 sq ft of rear storage served by its own double loading door, together with a private parking space reached from the rear access. This suits an occupier who needs to take deliveries, hold stock, run a workshop or consulting space behind a shopfront, or simply park a van off the street.

Available as part or as a whole: The front trading area is 1,743 sq ft, or the front trading area plus the basement is 2,397 sq ft. The rear storage is 1,208 sq ft on its own, or 3,605 sq ft if taken as a whole.

The property falls within Planning Use Class E. It is therefore suitable, subject to any necessary consents, for a range of uses including retail, offices, a clinic or treatment rooms, a cafe, a day nursery, a gym or professional services.

Accommodation
We understand the unit has a net internal floor area (NIA) as follows:-

Description	m^2	Sqft
Retail	161.90	1,743
Ancillary	112.21	1,208
Basement	60.75	654
Total	**334.86**	**3,605**

Terms
The property is available as a whole by way of a new full repairing and insuring lease, for a term to be agreed, at an initial rent of £19,000 per annum exclusive.

Alternatively, the property is available in part on terms to be agreed. Please contact the agents for further information.

Business Rates
The property has been entered onto the Valuation Office Agency website as the following:

Description: Shop and Premises

Rateable Value: £17,500

Rates Payable 2026/2027: £6,685

Legal Costs
Each party to be bear their own costs

VAT
Our client reserves the right to charge VAT in line with current legislation.

EPC
The property has an EPC rating of: C

Viewing and further information
Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Harry Downing

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Rafe Lochore

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SUBJECT TO CONTRACT – HRD/RHL/120

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Retail space



Rear Storage

