Arnolds | Keys

37-39 Station Road, Sheringham, NR26 8RG

£295,000

11 Station Road, Sheringham, Norfolk, NR26 8RE
01263 822373

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www.arnoldskeys.com

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TOWN CENTRE RETAIL & RESIDENTIAL INVESTMENT PROPERTY - Retail 43.07 m² (464 sqft) - Residential 67.74 m² (729 sqft). The property is situated to the east of Station Road at the junction with Melbourne Road within Sheringham town centre.

3 1 1 E

Council Tax Band:

DESCRIPTION

The property comprises a semi-detached ground-floor retail unit, currently occupied by Streat Boss, with a vacant three-bedroom maisonette on the upper floors.
The ground floor features a largely open-plan sales/seating area with a return frontage to Melbourne Road.
The maisonette, spanning part ground, first, and second floors, has front and rear access and benefits from one parking space.

ACCOMMODATION

The premises have been measured in accordance with RICS Code of Measuring Practice and report the following Net Internal Areas (NIA) for the commercial accommodation and Gross Internal Areas (GIA) for the maisonette.

Ground Floor Retail 43.0m² 464 sq ft
Maisonette 67.74m² 729 sq ft
Total 110.81m² 1,193 sq ft

TERMS

The freehold interest in the property is available for sale at £325,000 exclusive. The property is available with ground floor tenant and associated lease in place.

BUSINESS RATES

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

Ground Floor Retail
Description: Café and Premises
Rateable Value: £10,000
Rates Payable 2024/2025: £4,990
https://www.gov.uk/apply-for-business-rate-relief/small-business-rate-relief

The maisonette has been assessed as Council Tax Band A

LEGAL COSTS

Each party to bear their own costs.

VAT

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

TENANCY

GROUND FLOOR
Tenant: Robert Grand T/A Streat Boss
Term: 5 years from 15 October 2021
Rent: £12,000 per annum
Repairs: Effective full repairing and insuring

UPPER FLOORS
Vacant

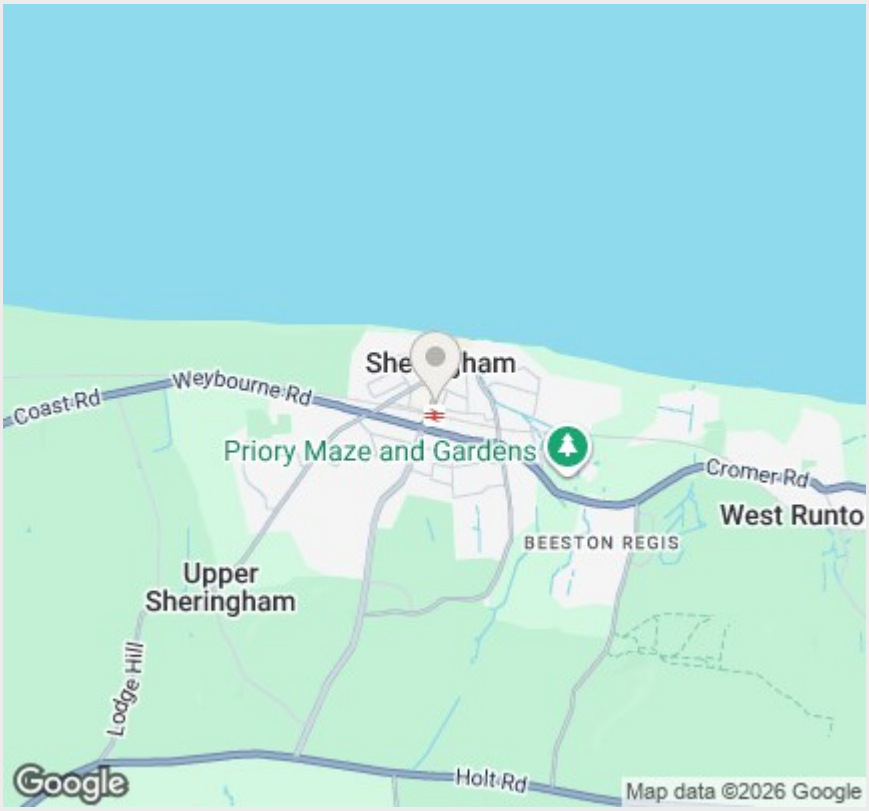
EPC

The property has an EPC rating of:
Ground Floor Commercial : C
Upper Floors Residential: E

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the sole agents on 01603 620551.

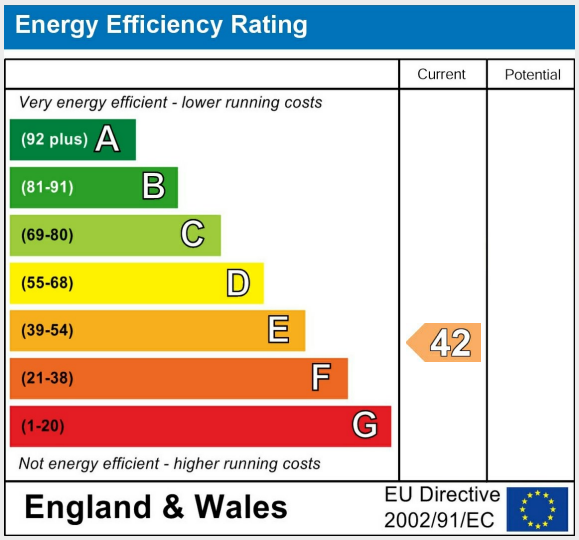
SUBJECT TO CONTRACT - HRD/njr/120



Viewings

Viewings by arrangement only. Call 01263 822373 to make an appointment.

EPC Rating:



Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate, for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon, and potential buyers are advised to recheck the measurements. Appliances will not have been tested in all cases and we cannot confirm they are in working order.

Arnolds Keys from time to time, recommends conveyancing services. Should you decide to use them we could receive a referral fee of up to £210. Arnolds Keys recommend Yellow Brick Mortgages (YBM) to sellers and buyer for mortgage advice. Should you decide to use Yellow Brick Mortgages (YBM) we could receive a referral fee of £250.

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