



**Town Centre Retail & Residential Investment Property**

Retail 43.07 m<sup>2</sup> (464 sqft)

Residential 67.74 m<sup>2</sup> (729 sqft)

Mixed Use  
Investment

For Sale

POPULAR SEASIDE TOWN

CONVENIENT TOWN CENTRE  
LOCATION ON THE MAIN  
RETAIL PARADE

BUSY PEDESTRIAN AND  
VEHICULAR TRAFFIC ROUTE

GROUND FLOOR RETAIL AND  
MAISONETTE ON UPPER  
FLOORS

PARKING FOR ONE VEHICLE

FREEHOLD INVESTMENT

**37-39 Station Road, Sheringham, NR26 8RG**

The seaside town of Sheringham is a popular tourist destination and is situated on the north Norfolk coast approximately 25 miles north of Norwich and 4 miles west of Cromer.

The property is situated to the east of Station Road at the junction with Melbourne Road within Sheringham town centre.

Note: Arnolds Keys for themselves and for the vendors or lessees of this property whose agents they 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.



37-39 Station Road, Sheringham, NR26 8RG

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.

Description	m²	sq ft
Ground Floor Retail	43.07	464
Maisonette	67.74	729
Total	110.81	1,193

Terms

The freehold interest in the property is available for sale at **£295,000 exclusive**. The property is available with ground floor tenant and accociated 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  
1954 Act: The lease is granted within the security of tenure provisions of the Landlord & Tenant Act 1954 Part II.

Upper Floors

Vacant

EPC

The property has an EPC rating of:

Ground Floor Commercial : TBC  
Upper Floors Resdential: E

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

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SUBJECT TO CONTRACT - HRD/njr/120

Arnolds | Keys

Trusted Property Experts



Ground Floor Retail Front



Ground Floor Retail Rear



Sitting Room



Bedroom 1



Rear of 37-39



Front Elevation