

On the Instruction of Barclays Bank

TO LET

CROMER, 1 Tucker Street, NR27 9HA



Location

The property is located in the town of Cromer which is situated 23 miles north of Norwich and 4 miles east of Sheringham.

The subject premises are situated in a prominent position in Tucker Street at it's junction with High Street where a large **Co-operative** supermarket is located.

Cromer is a popular tourist destination with the town centre offering a wide range of independent shops and multiple national retailers, including **Budgens, Iceland, Cancer Research, M&Co** and **Superdrug**.

Description

The property is arranged over ground, first floor and basement with the following approximate areas.

Accommodation

Ground Floor	176.42 sq m	1,899 sq ft
First Floor	21.83 sq m	235 sq ft
Basement	10.50 sq m	113 sq ft
Total	208.75 sq m	2,247 sq ft

Tenure

The premises are available by way of an assignment of the existing lease expiring 6 March 2027. There is a Tenant break option on 6 March 2022.

Alternatively, the premises are available by way of a sub-lease until February 2022.

Passing Rent

£29,000 per annum exclusive.

Rates

We understand that the current Rateable Value is £25,250 and the Rates Payable are £12,120 per annum. The UBR for 2018/2019 is 48.0p. Interested parties are advised to make their own enquiries with the Local Authority for verification purposes.

EPC

Available upon request.

Viewing

By appointment via this office:

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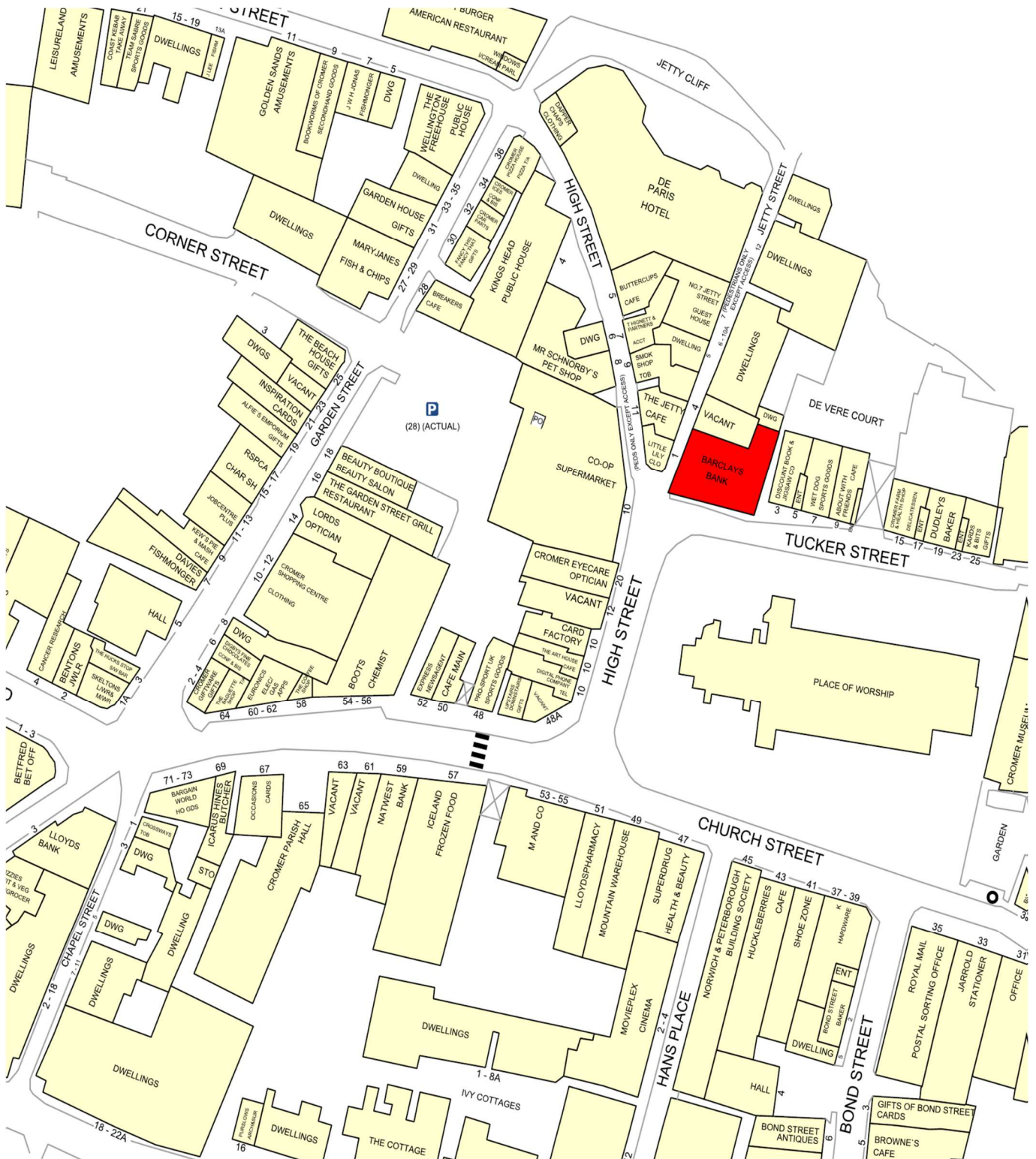
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