

Long Leasehold Opportunity

£150,000



1 GARDEN STREET, CROMER

Prominent 476 sq ft town centre retail premises occupying an excellent dual-frontage corner position in Cromer, offered long leasehold with approximately 203 years remaining and no service charge payable.

Cromer, Norfolk.

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**PAUL
HUBBARD**
COMMERCIAL



PROPERTY SUMMARY



- 1.** Prominent dual-aspect corner retail premises
- 2.** Approx. 476 sq ft (44.2 sq m)
- 3.** Prime Cromer town centre position
- 4.** Long leasehold with approx. 203 years remaining
- 5.** No service charge and £1 per annum ground rent

DESCRIPTION



Paul Hubbard Commercial are delighted to offer this prominent ground floor retail premises, occupying an excellent corner position at the junction of Garden Street and Hamilton Road in the heart of Cromer town centre.

The property forms part of an attractive traditional brick and flint building and benefits from an eye-catching dual frontage, providing excellent visibility to passing pedestrian and vehicular traffic. The accommodation extends to approximately 476 sq ft (44.2 sq m) and is currently arranged as a main retail/sales area with substantial rear storage, an additional fitting room/store, hallway and WC facilities. A separate rear access is also provided.

Internally, the property offers a practical and versatile layout, with the principal sales area benefiting from extensive glazing and good levels of natural light. The premises are presently fitted for retail use and would be suitable for a range of retail and other commercial occupiers, subject to the necessary consents and provisions of the head lease.

The property is offered long leasehold under Title Number NK179405, held on a 250-year lease from 3 September 1979, leaving approximately 203 years unexpired. The ground rent is understood to be just £1 per annum and importantly there is no service charge payable. The lease does, however, contain provisions for contributions towards certain maintenance expenditure, including the roof and communal passageway, and purchasers should satisfy themselves as to the precise obligations through their legal advisers.

The property has an EPC rating of D, valid until 22 January 2036. The current Rateable Value is £7,800, effective from 1 April 2026, with the property described by the VOA as "Shop and premises". Eligible occupiers may qualify for business rates relief and should make their own enquiries with North Norfolk District Council.

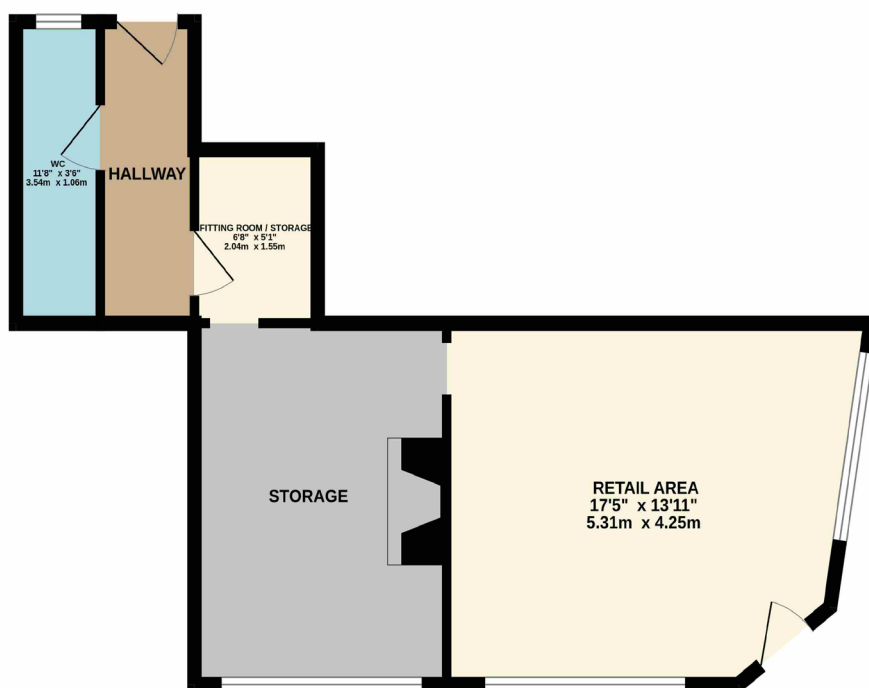








GROUND FLOOR
476 sq.ft. (44.2 sq.m.) approx.



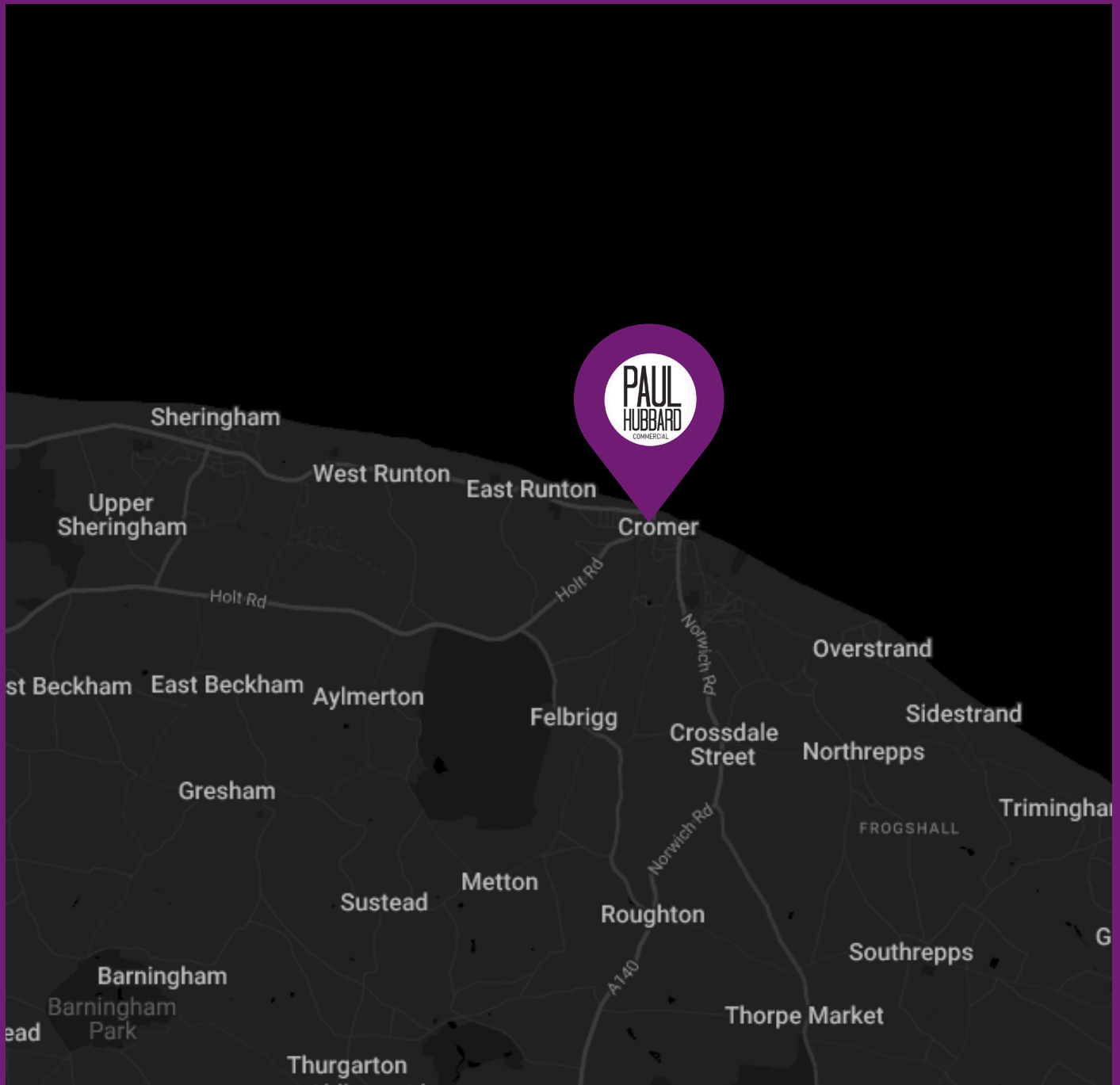


LOCATION



1 Garden Street
Cromer
Norfolk
NR27 9HN

Cromer is a popular coastal town on the North Norfolk coast, well known for its traditional seafront, pier and strong year-round visitor appeal. The town provides a good range of independent shops, cafés, restaurants and national retailers, together with local services and leisure facilities. Cromer also benefits from a railway station with regular services to Norwich, while the surrounding North Norfolk coast attracts significant seasonal tourism, helping to support a busy town centre trading environment.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 4 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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