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Retail Premises with Accommodation

94.67 SqM (1,019SqFt)

Retail

For Sale

**RETAIL PROPERTY WITH
SEPARATE FIRST FLOOR
RESIDENTIAL
ACCOMMODATION**

SEA VIEWS

SIX BEDROOMS

TWO RECEPTION ROOMS

2-4 Cromer Road, Mundesley, Norwich, Norfolk NR11 8BE

Set just a stones throw from a mixture of shops and amenities including Mundesleys blue flag beach, crazy golf course, ice-cream parlours, butchers, pharmacy, boutiques and a doctors surgery.

Situated in a fantastic location in the heart of a popular North Norfolk Coastal Village.

This is a rare opportunity to acquire a commercial property with six bedroom accommodation above.

arnoldskeys.com | 01603 620551

2 Prince of Wales Road, Norwich NR1 1LB



Description

Currently run as a successful café seating 35 covers and offering hot and cold food the commercial property has its own industrial kitchen, pantry and store and unisex toilets.

The accommodation above has its own entrance door with a staircase leading to the first floor which offers large, light and airy rooms with sea views from the sash style bay windows and wooden flooring, two reception rooms, a study / bedroom 6, kitchen with shaker style units, family bathroom and master bedroom with fitted wardrobes whilst on the second floor there are a further four bedrooms and a shower room. An ideal opportunity for anyone who is looking for a business venture near the seaside!

Accommodation

We have measured the ground floor retail element of the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate net internal floor area:

TOTAL NIA = 94.67 sqm (1,019 sq ft)

Residential:

ENTRANCE HALL

Main entrance door to the accommodation, stairs to the first floor and door to the commercial premises.

FIRST FLOOR LANDING

Galleried landing with radiator, stairs to first floor and doors to all rooms.

KITCHEN 11' 10" x 10' 0" (3.62m x 3.05m)

Sash window to the rear, bespoke shaker style base and wall units, plumbing for a washing machine, double stainless steel sink and drainer, built in wine rack, space for a cooker, integral fridge freezer and tiled splash backs.

LOUNGE 19' 9" x 13' 10" (6.02m x 4.24m)

Bay window to the front with sash window and sash window to the side, two radiators, television point, wall lights, picture railings and wooden flooring.

DINING ROOM 11' 2" x 18' 8" (3.41m x 5.69m)

Bay sash window to the front, two radiators, feature electric fireplace with wood surround and picture railings.

FAMILY BATHROOM Sash window to the side, bath with separate shower cubicle with waterfall shower, radiator, wash hand basin and partly tiled walls.

CLOAKROOM Single glazed window to the side and WC.

BEDROOM ONE 13' 11" x 15' 4" (4.25m x 4.68m)

Sash window to each side, two radiators and fitted wardrobes.

STUDY / BEDROOM SIX 12' 2" x 8' 9" (3.71m x 2.67m)

Sash window to the side and radiator.

SECOND FLOOR LANDING Wooden flooring, doors to all rooms and hatch to outside roof space.

BEDROOM TWO 10' 3" x 11' 3" (3.13m x 3.45m)

Sash window to the rear, radiator, storage cupboard and sloped ceilings.

BEDROOM THREE 11' 10" x 11' 6" (3.61m x 3.53m)

Sash window to the front, radiator, sloped ceiling and wooden floor.

BEDROOM FOUR 10' 0" x 16' 7" (3.05m x 5.06m)

Sash window to the side, radiator, sloped ceiling and wooden floor boards.

BEDROOM FIVE 8' 11" x 12' 1" (2.72m x 3.69m)

Sash to side, sloped ceiling, radiator and eave storage.

SHOWER ROOM

Shower, WC, wash hand basin and eave storage.

Terms

The freehold interest in the property is available for sale at **£525,000 exclusive**.

Business Rates

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

Description: Cafe and Premises

Rateable Value: £3,600

Rates Payable 2018/2019: £1,728

The flat has a council tax banding of: C

Legal Costs

Each party to bear their own costs.

VAT

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

EPC

The property has the following EPC ratings:

Residential: TBC

Commercial: TBC

Viewing and further information

Strictly by appointment with Arnolds Keys Cromer on 01263 512026

SUBJECT TO CONTRACT – MRM/hico/120

