# Arnolds Keys

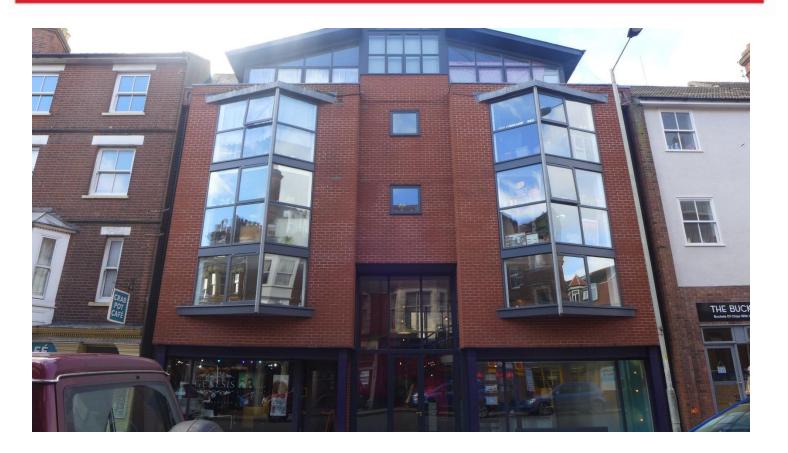


Note: Amolds for themselves and for the vendors or lessees of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not

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 Amolds has any authority to make or

give any representation or warranty whatever in relation to this property

# Arnolds Keys



**Investment – Offices, Shop & Flats** 

152.26 SqM (1,639SqFt) Plus Flats

Investment

**For Sale** 

POPULAR NORTH NORFOLK **COASTAL TOWN** 

**FULLY LET** 

**ON SITE PARKING** 

9-11 Hamilton Road, Cromer, NR27 9HL

The property is located on Hamilton Road which links to Church Street, the main retailing area of the town, and therefore forms part of the main arterial route. Because of this, the property benefits from high passing vehicular traffic and but only reasonable pedestrian traffic and is some distance from the prime retailing area of the town.

The property was constructed approximately 16 years ago and is of brick and block construction with a pitched slate roof housing two commercial units on the ground floor and first floors and three floors of residential flats. To the rear of the property is approximately 7 car parking spaces and bin storage.



arnoldskeys.com 01603 620551

# 9-11 Hamilton Road, Cromer, Norfolk NR27 9HL

## **Description**

The ground floor is split to provide a retail unit, let to a hairdresser with a double-glazed shop frontage and front and rear access. Internally, the retail benefits from spot lighting, central heating, tiled flooring, plastered and emulsion walls and a WC to the rear.

The other half of the ground is office space, currently occupied by Pike Partnership is an open plan office space with ground floor reception, and rear ancillary accommodation. The first floor level provides open plan office areas with a meeting room. Internally, the property benefits from tiled floor on the ground floor and carpeted on the first floor, plastered and emulsion walls, spot and static lighting and double-glazed timber frame windows.

There is a total of six flats located on the second, third and fourth floors, all accessed via the access doors to the front and rear of the property at ground floor level to the internal staircase. The second and third floor flats have two bedrooms and the fourth floor has one studio and a one bedroom flat.

#### **Accommodation**

We have measured the property in accordance with the RICS Code of Measuring Practice and calculate the following approximate Net Internal floor areas:

<b>Description</b> Retail unit	<b>M²</b> 36.26	<b>Sq Ft</b> 391
Office Ground Floor First Floor	34.4 81.60	370 878
Residential Flats	01.00	070
Flat 1	49.50	533
Flat 2	55.80	601
Flat 3	49.50	533
Flat 4	55.80	601
Flat 5	41.30	445
Flat 6	46.00	495

#### **Terms**

The freehold interest in the property is available for sale at £975,000 exclusive.

#### Income

The current total income from the residentail element of the property is £34,260.

The current income from the commercial element of the property is £23,526.

Giving a total annual income of £57,786.

For further information on the tenancies please contact the agents.

#### **Business Rates**

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

9 Hamilton Road, Cromer Description: Hairdressing Salon and Premises Rateable Value: £7,500

Rates Payable 2019/2020: £3,682.50

11 Hamilton Road, Cromer Description: Office and Premises Rateable Value: £3,600

Rates Payable 2019/2020: £1,767.60

Pike Partnership, 11 Hamilton Road, Cromer Description: Shop and Premises Rateable Value: £10,750

Rates Payable 2019/2020: £5,278.25

## **Legal Costs**

Each party to bear their own costs

#### **VAT**

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

#### **EPC**

Please contact the agent for full information.

# Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 620551

Mark Mayhew or Jordan Bailey

mark.mayhew@arnoldskeys.com

Jordan.bailey@arnoldskeys.com

SUBJECT TO CONTRACT - MRM/hc/25020/120

# Arnolds Keys



