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## Investment – Offices, Shop & Flats

152.26 SqM (1,639SqFt) Plus Flats

Investment

For Sale

9-11 Hamilton Road, Cromer, NR27 9HL

POPULAR NORTH NORFOLK  
COASTAL TOWN

FULLY LET

ON SITE PARKING

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.



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2 Prince of Wales Road, Norwich NR1 1LB



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:

Description	M²	Sq Ft
Retail unit	36.26	391
Office		
Ground Floor	34.4	370
First Floor	81.60	878
Residential Flats		
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**

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[Jordan.bailey@arnoldskeys.com](mailto:Jordan.bailey@arnoldskeys.com)

SUBJECT TO CONTRACT - MRM/hc/25020/120

