



SITUATION

Located near to the junction with Church Street, opposite the Church, adjacent to **Co-operative Travel** and amongst such other multiple retailers including **Budgens, Boots Pharmacy, Lloyds Pharmacy, Superdrug, M & Co** and **Santander**. Cromer is an attractive seaside town some 22 miles north of Norwich and accessed via the A148 and A140 which links with the A149.

PROPERTY

An impressive mid terrace building comprising a **Ground Floor Shop** with separate front and rear access to a **Self-Contained Flat** on the first, second and third floors.



VAT is NOT payable in respect of this Lot

FREEHOLD

TENANCIES & ACCOMMODATION

Property	Accommodation	Lessee & Trade	Term	Ann. Excl. Rental	Remarks
Ground Floor Shop	Gross Frontage 20'2" Internal Width 13'4" widening to 17'3" Shop Depth 40'3" Built Depth 60'4" WC	Mrs Joan Matthews (Shoe Shop)	15 years from 25th June 2003	£15,900	FRI Note: The premises have traded as a shoe shop for over 35 years.
First, Second & Third Floor Flat	Not inspected	Individual	99 years from 29th July 2004	£50	FRI Rent doubles every 33 years
TOTAL				£15,950	

£15,950 per annum

The Surveyors dealing with this property are **JOHN BARNETT** and **STEVEN GROSSMAN**

VENDOR'S SOLICITORS
Protopapas - Tel: 020 7636 2100
Ref: Ms Zoe Protopapas - Email: zoe@protopapas.co.uk

FOR LEGAL DOCUMENTS, PLEASE REFER TO PAGE 4 OF THIS CATALOGUE
The successful Buyer will be liable to pay the Auctioneers an administration fee of £500 (including VAT) upon exchange of contracts