

TO LET – RENTAL OFFERS INVITED

FORMER BOUNCERS BAR, HOLT ROAD, CROMER, NORFOLK, NR27 9EB



- Large two storey detached licensed property in Cromer
- Situated adjacent to Cromer railway station and fronting the A148
- The premises are available either by way of a new sublease at a rent and terms to be agreed or an assignment of the existing lease, subject to landlord's consent
- Rental offers on part of the site (subject to subdivision) will be considered
- The property's Gross Internal Area is around 6,370 sq ft and it sits on a plot size amounting to circa 0.25 of an acre

Location

Cromer is a coastal town and civil parish on the north coast of Norfolk with a population of around 8,000 residents. It is located around 23 miles north of Norwich and 44 miles north east of King's Lynn. The town benefits from strong road and rail links with the A140 linking Cromer to Norwich, the A148 and A149 (coast road) to King's Lynn and the A149 to the Norfolk Broads and Great Yarmouth as well as Cromer railway station which provides regular rail services to Norwich in around 42 minutes.

The subject property is located around 0.3 miles away from the town centre and it fronts Holt Road (A148). It is situated adjacent to Cromer railway station and the surrounding area comprises of a mixture of residential and commercial uses. Nearby occupiers include Morrison's (superstore), Halfords, Tapi Carpets, Argos, amongst various others.

Property Description

Former Bouncers Bar is a large two storey detached property of brick construction beneath various pitched and hipped roofs. It is locally listed.

Accommodation

The ground floor comprises of a large open plan trading area, central bar servery, catering kitchen, beer store, customer WC's and a storage area.

The first floor comprises of a further trading area which benefits from it's own bar, VIP section, lounge, office, customer WC's and a kitchen.

Externally, there is a small seating area to the front of the site and there is car parking for circa 15 vehicles.

The property's Gross Internal Area is around 6,370 sq ft and it sits on a plot size amounting to circa 0.25 of an acre.

Tenure

Leasehold. The premises are available either by way of a new sublease at a rent and terms to be agreed or an assignment of the existing lease which expires on 25/03/2097, subject to landlord's consent. Rental incentives may be available subject to status.

Rental offers on part of the site (subject to subdivision) will be considered.

Planning & Development

We have made enquiries with the local authority and can confirm the property is locally listed and within a conservation area. For further information please contact the local authority.

Services

We understand the property is connected to all mains services but any interested parties must rely on their own enquiries to confirm this.

Premises Licence

It is understood that the property currently possesses a Premises Licence. The licensing hours permit the sale of alcohol as follows:

Sunday to Saturday 00:00 to 00:00

Fixtures & Fittings

The letting of the property will include trade fixtures and fittings which are in the absolute ownership of the landlord and in situ on completion. Any branded or leased items and any items owned by third parties will be excluded.

Business Rates

The property is assessed as a 'Public house and premises' and the Rateable Value is £38,500 with effect from 1st April 2023.

VAT

VAT will be applicable on the letting of this property.

EPC

An EPC has been requested.

Virtual Tour

<https://my.matterport.com/show/?m=bnUfXP5TaX1&help=1>=1&ts=1>

Viewings

The site is currently closed. All viewings are strictly by appointment only.

Anti Money Laundering

The Money Laundering Regulations require us to conduct checks upon all Purchasers including Tenants. Prospective Purchasers will need to provide proof of identity and residence. For a Company any person owning more than 25% must provide the same.

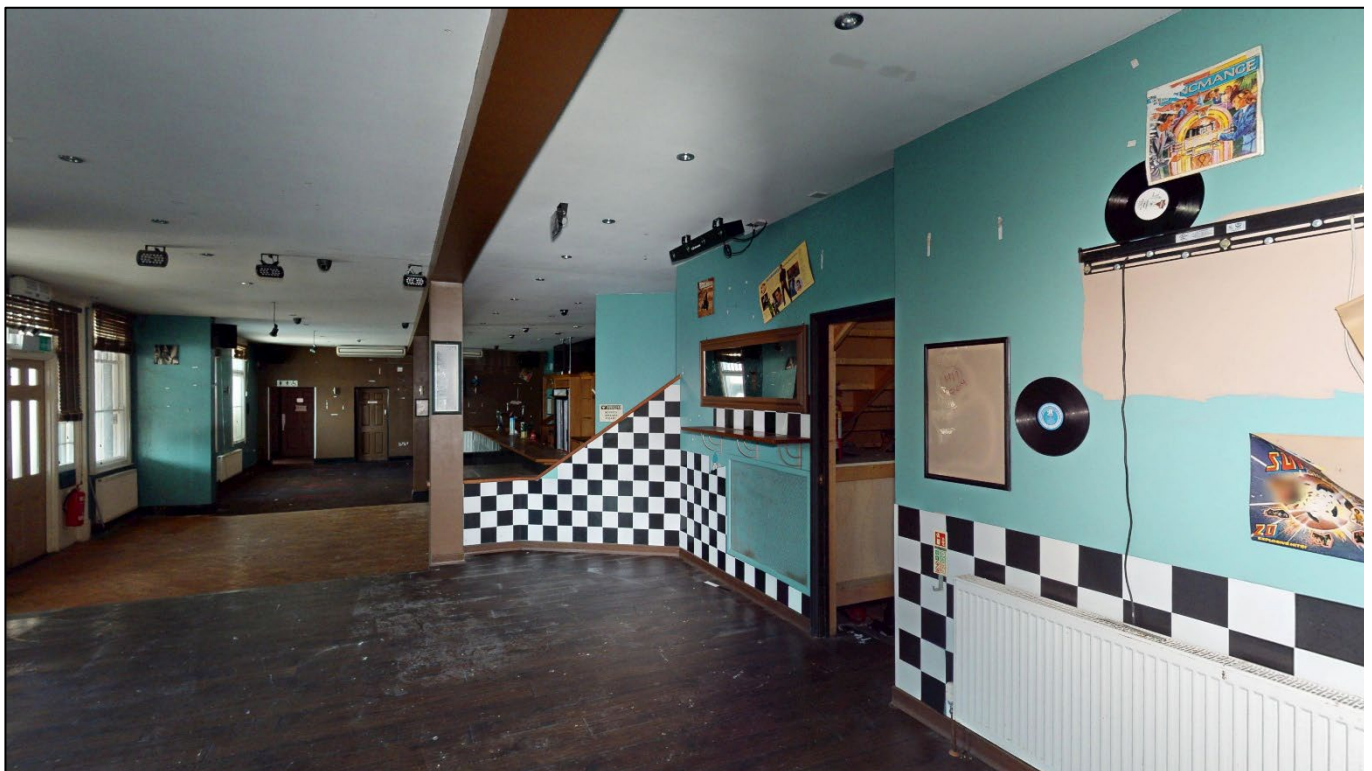
Enquiries



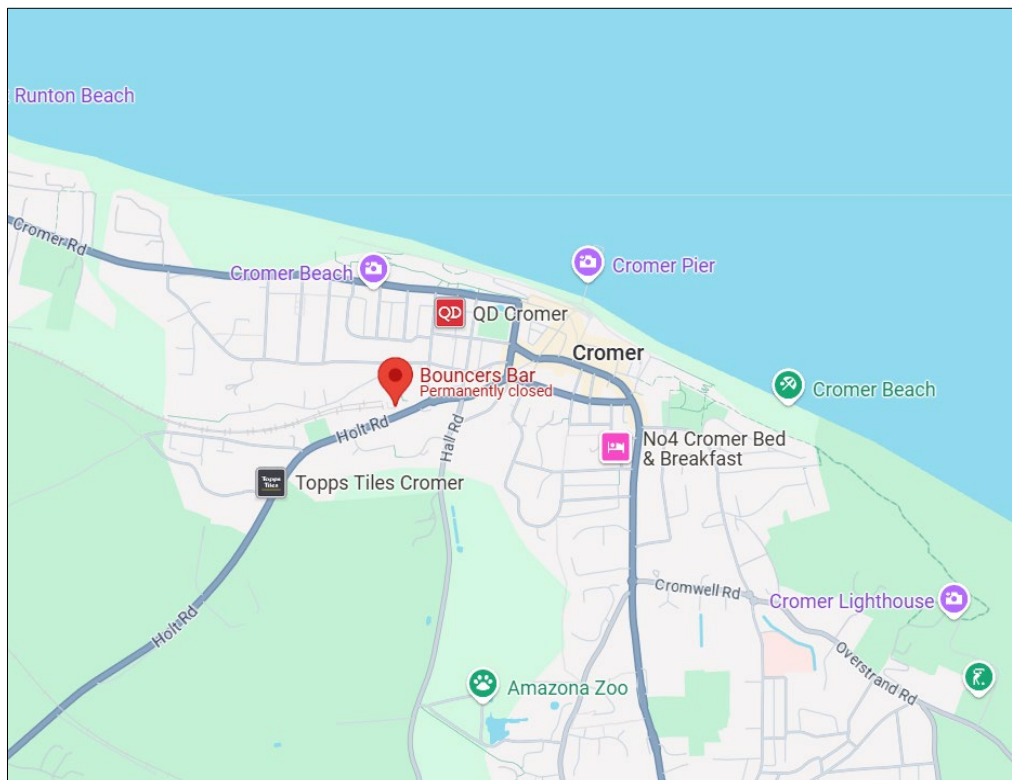
Contact: Jack Sinclair
Tel: 07823 334 750
Email: jack@wtsccommercial.co.uk



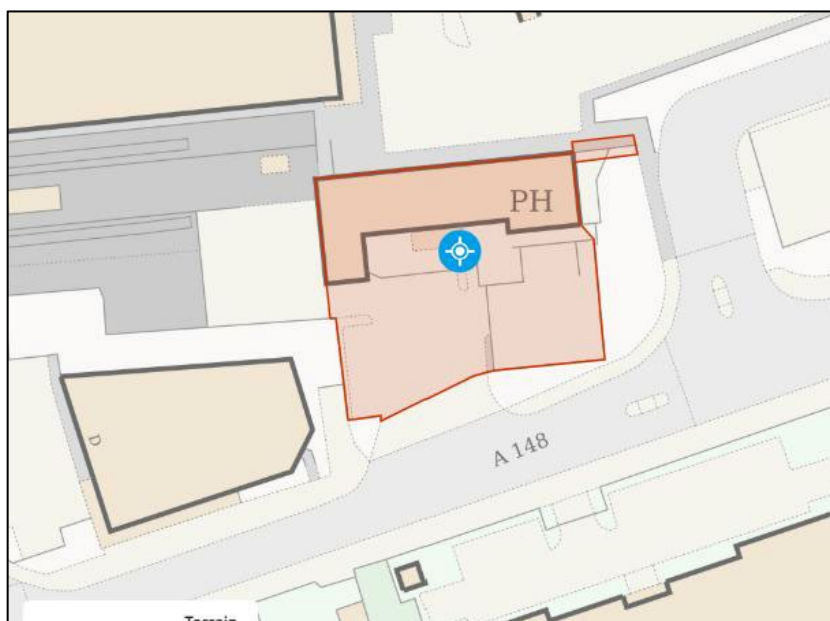
Contact: Richard Tole
Tel: 07917 088 221
Email: richard@wtsccommercial.co.uk



Location Plan

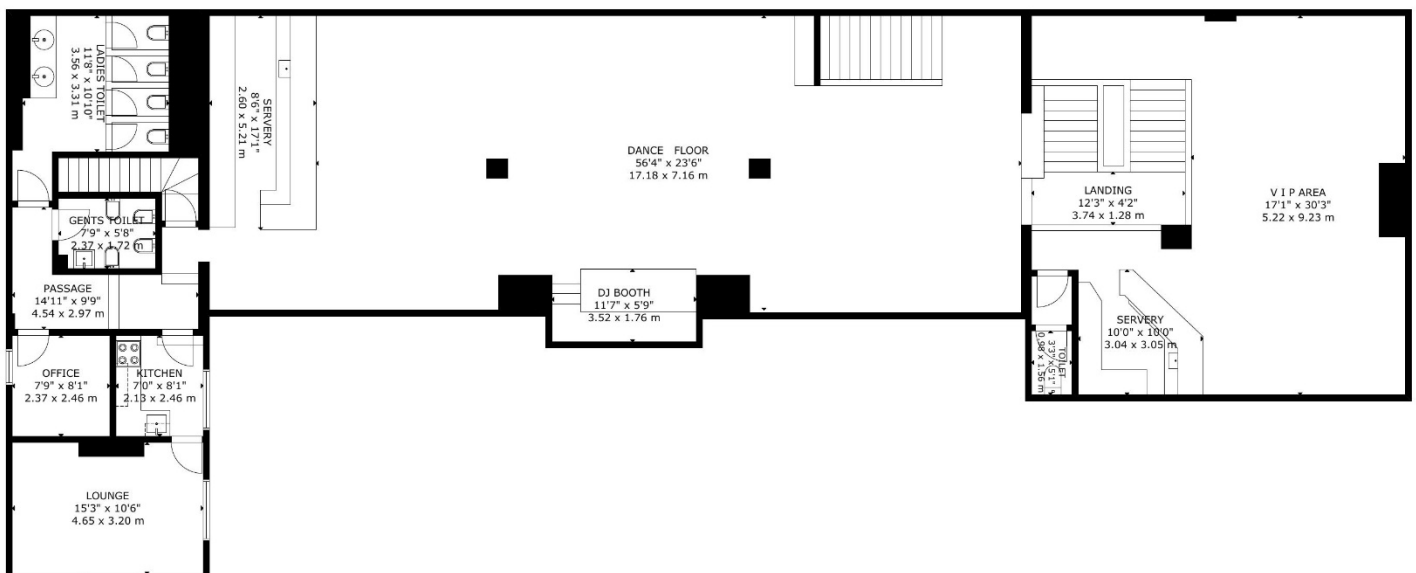
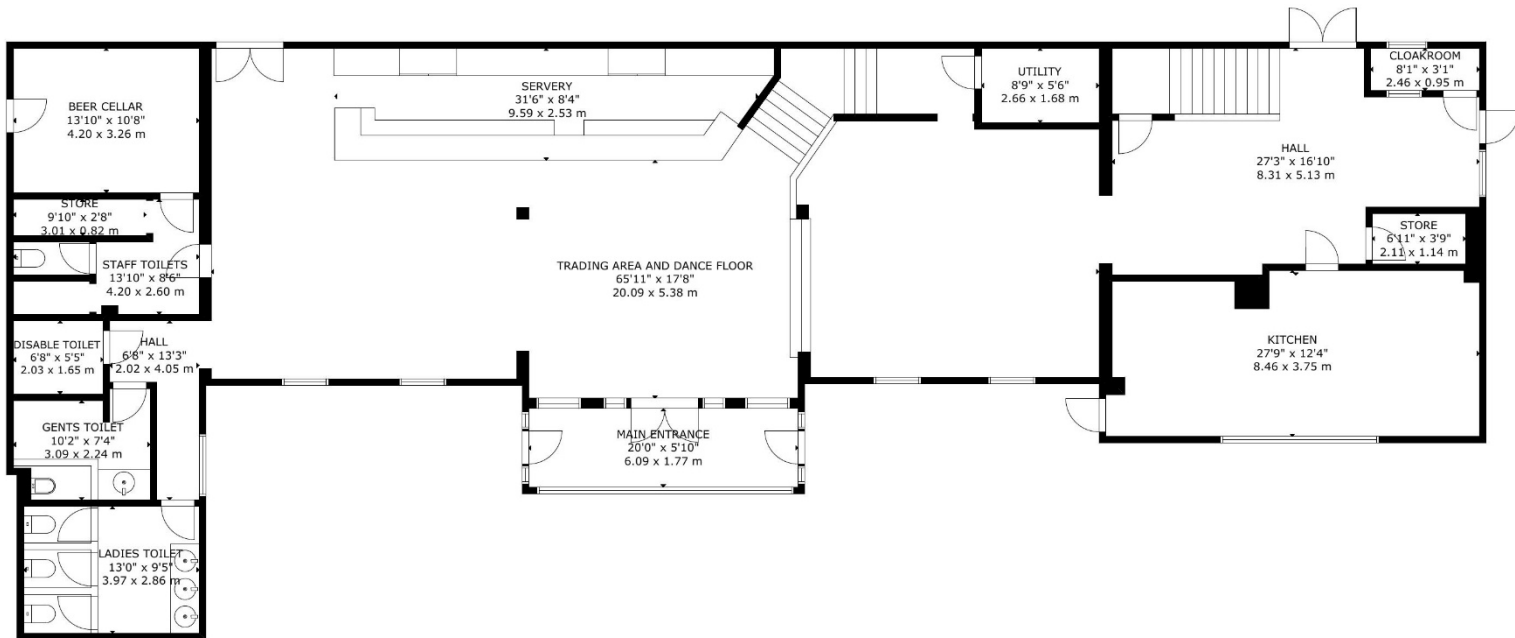


Site Plan



Important notice

These particulars do not form part of any offer or contract and should not be relied upon as statements or representatives of fact. WTS Property Consultants has no authority to make or give in writing or verbally any representation or warranties in relation to the property. Any areas of measurements or distances are approximate. The text, photographs and plans are for guidance only and are not necessarily comprehensive. No assumptions should be made that the property has all necessary planning, building regulation or other consents. WTS Property Consultants have not carried out a survey, nor tested the services, appliances or facilities. Purchasers must satisfy themselves by inspection or otherwise. In the interest of Health & Safety, please ensure that you take due care when inspecting the property. Hamilton Tole Ltd trading as WTS Property Consultant are registered in England & Wales with company number 13681471. Registered head office is 6 Bennetts Hill, Birmingham, B2 5ST.



FIRST FLOOR

GROSS INTERNAL AREA
TOTAL: 592 m²/6,370 sq ft
GROUND FLOOR: 297 m²/3,194 sq ft, FIRST FLOOR: 295 m²/3,176 sq ft
SIZE AND DIMENSIONS ARE APPROXIMATE, ACTUAL MAY VARY

Our Services & Offices

