

Sheringham, Unit 4 Cromer Road, Norfolk, NR26 8RP

Office Premises – To Let



- 247 sq ft (22.95 sq m)
- Ground floor office suite
- Quoting rent £4,250 per annum



0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

Sheringham, Unit 4 Cromer Road, Norfolk, NR26 8RP

Office Premises – To Let



LOCATION

The property is located off Station Road Sheringham and is in close proximity to the Tesco store and Sheringham railway station.

The location benefits from a number of local car parks as well as the railway station.

The property is located close to Hayes & Storr Solicitors and Anglia Taxis and was previously used as an estate agents offices.

DESCRIPTION

Ground floor office suite.

ACCOMMODATION

Total Area 22.95 sq m 247 sq ft

Please note that every effort has been made to ensure that the above floor areas are accurate. They have been measured in accordance with the RICS code of measuring practice. Fittings may have restricted measurement at the time of inspection and, therefore, interested parties should verify these for themselves.

TENURE

A new full repairing and insuring lease at a term of years to be agreed.

RENT

The quoting rent is £4,250 per annum, plus VAT.

PARKING

Two parking spaces are provided in the rear car park.

SERVICE CHARGE

Current service charge for 2025 is £336.42 plus VAT.

INSURANCE

£54.79 plus VAT.

RATES

The property occupier will be responsible for the payment of uniform business rates in relation to their occupation of the premises.

EPC

D87

VAT

VAT will be chargeable on the rent of the property.

LEGAL COSTS

Each party will be responsible for their own legal costs.

VIEWING

All viewings by prior appointment through this office. Contact Caren Ryan on 0121 643 9337.

CONTACT

Mark Fitzpatrick

Email: mark.fitzpatrick@johnsonfellows.co.uk

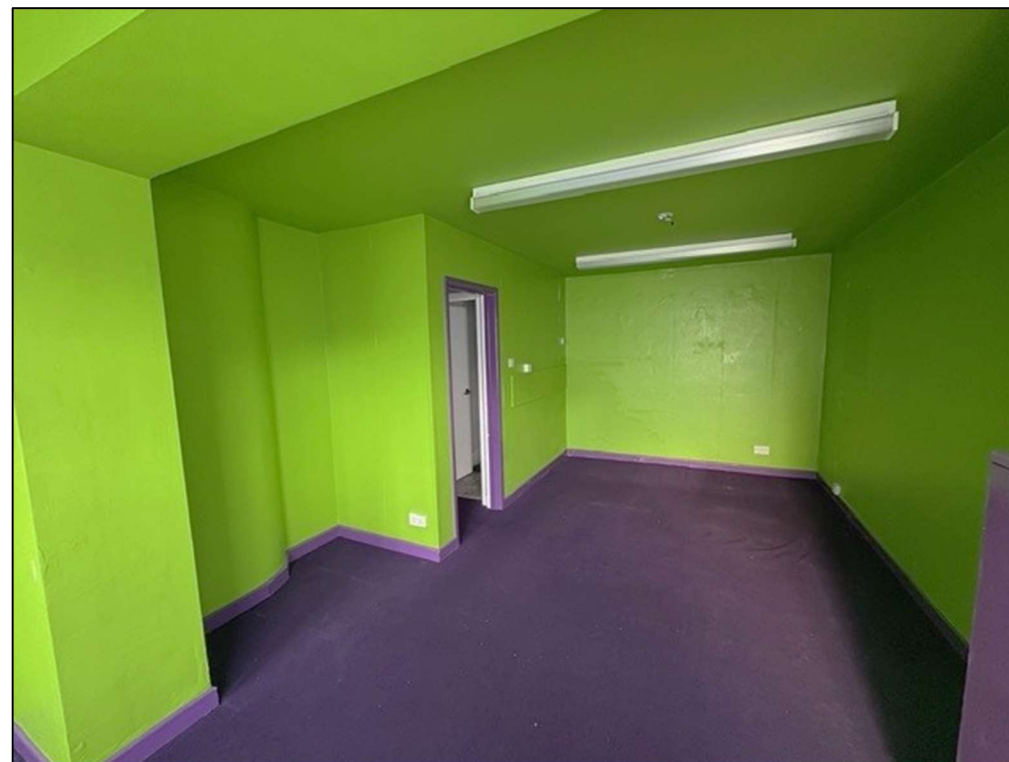
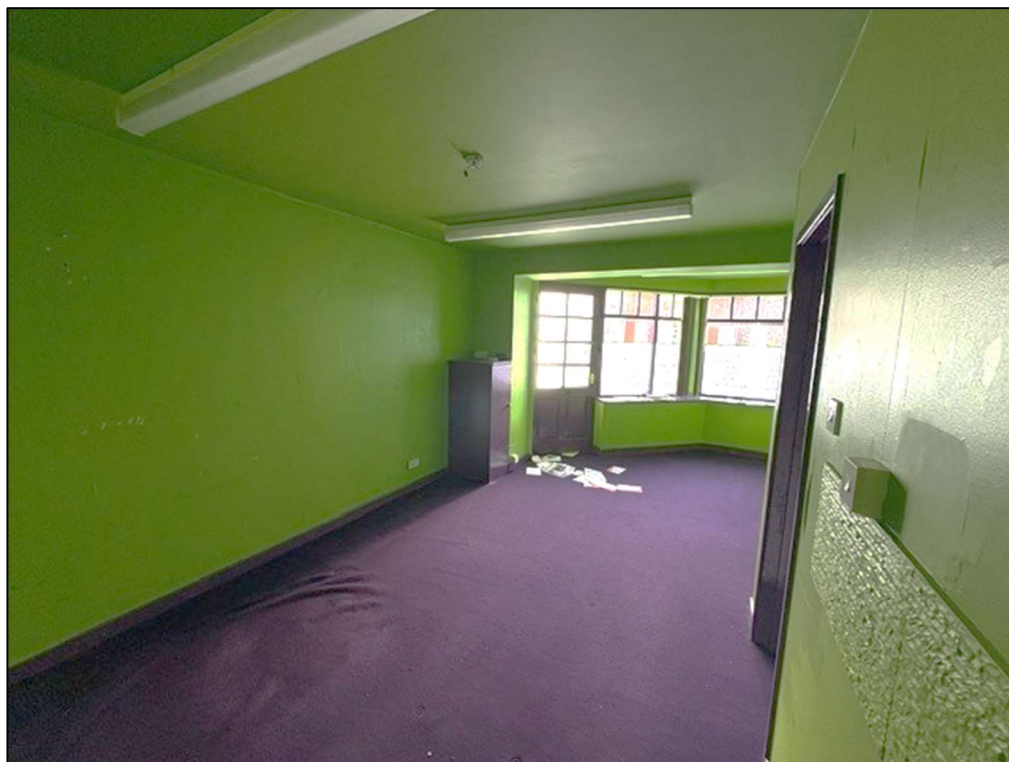
Mobile: 07305 334 286

SUBJECT TO CONTRACT



Sheringham, Unit 4 Cromer Road, Norfolk, NR26 8RP

Office Premises – To Let



Misrepresentation ACT 1967 NOTICE - Johnson Fellows themselves and for the vendors or lessors of the property whose agents they are, give notice that 1. These particulars do not constitute any part of any offer or contract. 2. All statements contained in these particulars as to this property are made without responsibility on the part of Johnson Fellows, their joint agents or the vendors or lessors. 3. None of the statements contained in these particulars as to this property are to be relied on as statements or representation of fact. 4. Any intended purchaser or lessors must satisfy themselves by inspection or otherwise as to the correctness of each of the statements contained in these particulars. 5. The vendors or lessors do not make or give and neither Johnson Fellows nor any person in their employment has any authority to make or give any representation or warrantee whatever in relation to this property.

0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk