

SHERINGHAM. Unit 3, 57 Station Road. NR26 8RG

Retail Premises – Leasehold



LOCATION

The property is situated off Station Road in Sheringham adjacent to the Tesco Superstore, Sheringham Railway Station and associated car park. Station road and nearby High Street form the main retail area in Sheringham.

DESCRIPTION

The premises comprise a single storey retail unit most recently used as a hairdressing salon.

ACCOMMODATION

The property comprises the following approximate areas. Interested parties are advised to undertake their own measured survey.

Ground Floor Area	27.7 sq m	298 sq ft
-------------------	-----------	-----------

TENURE

The premises are available to let by way of a new lease for a term of years to be agreed.

USE

All interested parties are advised to check their proposed use with the local planning authority.

RENT

£6,000 per annum, exclusive. Rent is subject to VAT.

SERVICE CHARGE

A service charge applies. Further details on application.

RATES

The information supplied by the Valuation Office Agency is as follows: -

Rateable Value	£6,100
----------------	--------

Interested parties should verify this information with the local rating authority.

EPC

D 90, expiring 12 June 2034.

VAT

All figures quoted are subject to VAT where payable.

EGAL 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

Richard Bache

Email: richard.bache@johnsonfellows.co.uk



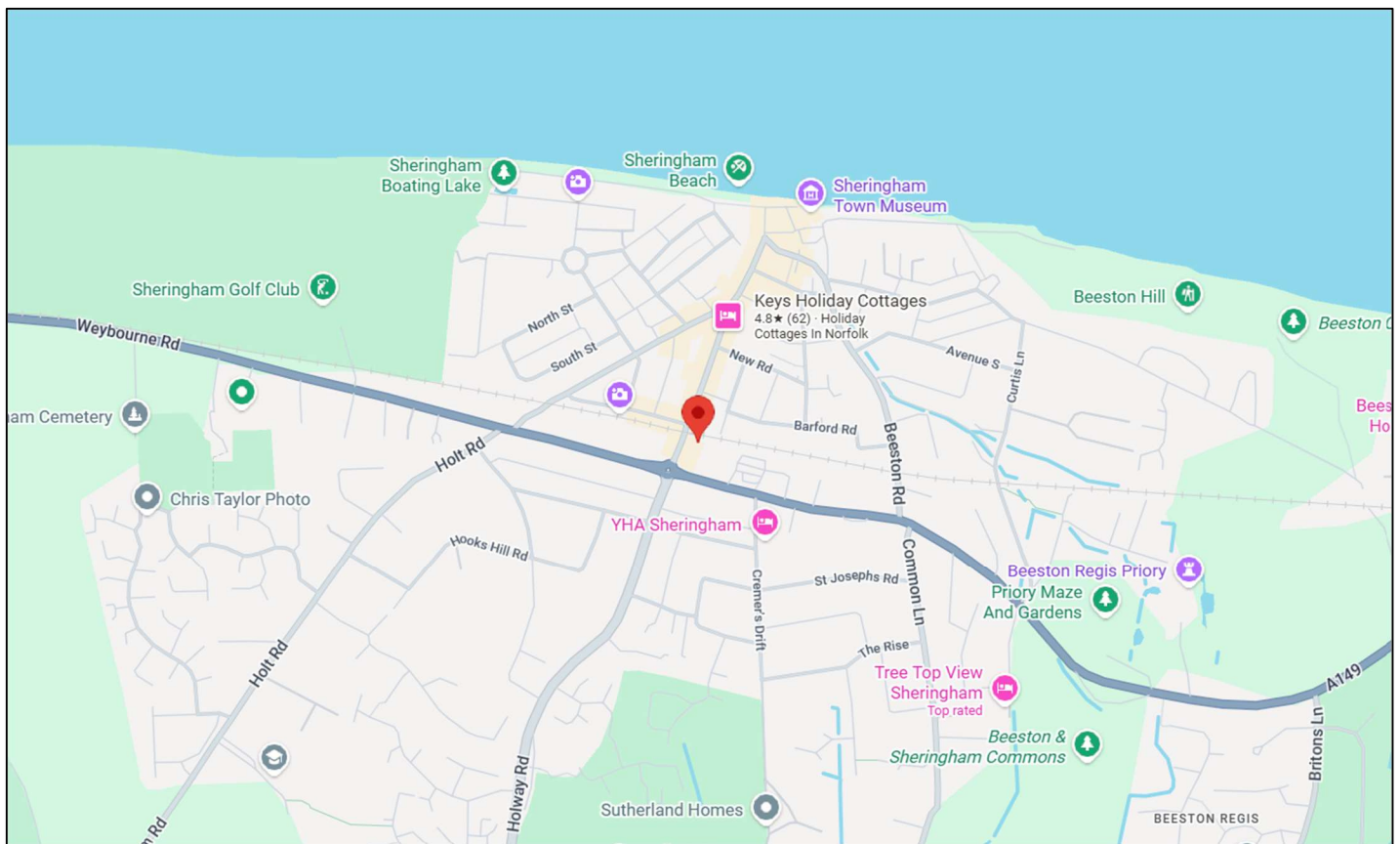
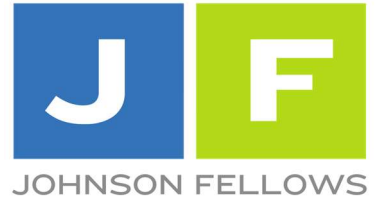
0121 643 9337

info@johnsonfellows.co.uk

www.johnsonfellows.co.uk

SHERINGHAM. Unit 3, 57 Station Road. NR26 8RG

Retail Premises – Leasehold



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 any representation or warrantee whatever in relation to this property.