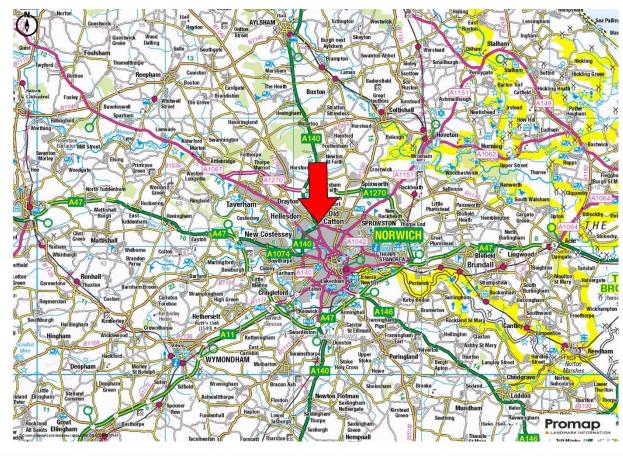
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Office Building / Suitable For Redevelopment 176.14 m² (1,896 SqFt)

Office

For Sale

POTENTIAL FOR RESIDENTIAL USE STP

EXTENSIVE CAR PARK

PROMINENT LOCATION

8-10 Cromer Road, Norwich, Norfolk NR6 6ND

The property is situated at the Boundary to the east of Cromer Road and approximately 3.5 miles north of Norwich City Centre. There are good links to the Broadland Northway (A1270). The surrounding area comprises of predominantly commercial buildings.



8-10 Cromer Road, Norwich, Norfolk NR6 6ND

Description

The property comprises of a pair of interconnecting semi-detached buildings of brick construction covered under a clay pantile roof.

The internal accommodation has been conjoined and adapted to provide open plan and cellular office space. The ground floor comprises of an open plan office. There is a lean to with a pitched felt roof on the eastern elevation and a former garage on the northern elevation providing additional storage space.

The first floor provides cellular office space predominantly carpeted. There is a staffroom and two WC's.

Externally there is an extensive car park to the rear of the property laid to gravel.

Accommodation

The premises have been measured in accordance with RICS Code of Measuring Practice and report the following Net Internal Areas (N.I.A.).

Description	m²	Sq Ft
Ground Floor		
Office	57.70	621
Offices/Store	16.98	183
Store	11.88	128
Lean to	16.18	174
First Floor		
Offices	61.31	660
Kitchen	12.11	130
Total	176.16	1,896

Terms

The freehold interest in the property is available for sale at £325,000 exclusive.

Business Rates

The property has been entered onto the Valuation Office Agency website as the following:

Description: Offices and Premises

Rateable Value: £16,500

Rates Payable 2024/2025: £8,233.50

Legal Costs

Each party to bear their own costs

VAT

Our client reserves the right to charge VAT in line with current legislation.

EPC

The property has an EPC rating of: TBC

Viewing and further information

Strictly by appointment with the sole agents:

Arnolds Keys 01603 216825

Nick O'Leary

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Harry Downing

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SUBJECT TO CONTRACT - GWBG/njr/28978/120

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