

**FREEHOLD FOR SALE – NO VAT**

**GROUND FLOOR RETAIL AND FIRST FLOOR FLAT**

**48/48A CHURCH STREET, CROMER, NR27 9HH**



## LOCATION

Cromer is a vibrant coastal town and holiday destination on the North Norfolk Coast with a wide variety of cafés, bars, restaurants, shops and accommodation. It is approximately 25 miles north of Norwich and benefits from direct road and rail services linking it with the national networks.

Home to the famous Cromer Crab and the Royal Cromer Golf Club, it is a popular tourist destination with a Blue Flag sandy beach, great for surfing, and the Victorian pier, with its Lifeboat Station and the Pavilion Theatre. It is also situated on the Norfolk Coast Path (112 miles).

The property occupies a prime retail location on Church Street opposite the pedestrian crossing, with nearby national retailers including **Costa Coffee, Iceland, Mountain Warehouse, Animal** and **Boots** together with many independent occupiers.

## ACCOMMODATION

The property has the following approximate areas:-

| Ground Floor:        |           |          |
|----------------------|-----------|----------|
| Sales                | 463 sq ft | 43 sq m  |
| Staff                | 70 sq ft  | 6.5 sq m |
| Plus, WC/lobby       |           |          |
| First Floor          |           |          |
| 1 bed flat           | 399 sq ft | 37 sq m  |
| Retail storerooms    | 107 sq ft | 10 sq m  |
| Plus, bathroom/lobby |           |          |

The First Floor is currently fitted as a one-bedroom flat and marketed via **Airbnb** listed as **The Lily Pad**.

In addition to the flat there are two rooms at first floor used by the shop for additional stock. There is the potential to convert these rooms into a second bedroom and ensuite shower/WC.



## VAT

The property is NOT elected for VAT. The sale will NOT be subject to VAT.

## TENURE

The property is offered for sale freehold, with vacant possession, seeking offers in the region of **£375,000 (three hundred and seventy five thousand pounds)**.

## ANTI MONEY LAUNDERING

In accordance with Anti Money Laundering Legislation, the purchaser will be required to provide proof of identity and address to the selling agents prior to solicitors being instructed.

## RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has the following current rating assessments with effect from 1 April 2026:

|              |                   |         |
|--------------|-------------------|---------|
| Ground Floor | 48 Church Street  | £15,250 |
| First Floor  | 48A Church Street | £1,500  |

Interested parties are advised to make their own enquiries.

## ENERGY PERFORMANCE CERTIFICATE

|              |                   |                          |
|--------------|-------------------|--------------------------|
| Ground Floor | 48 Church Street  | Awaiting new certificate |
| First Floor  | 48A Church Street | E                        |

Further details are available upon request.

## LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

## VIEWING

Strictly by appointment through sole agents:-

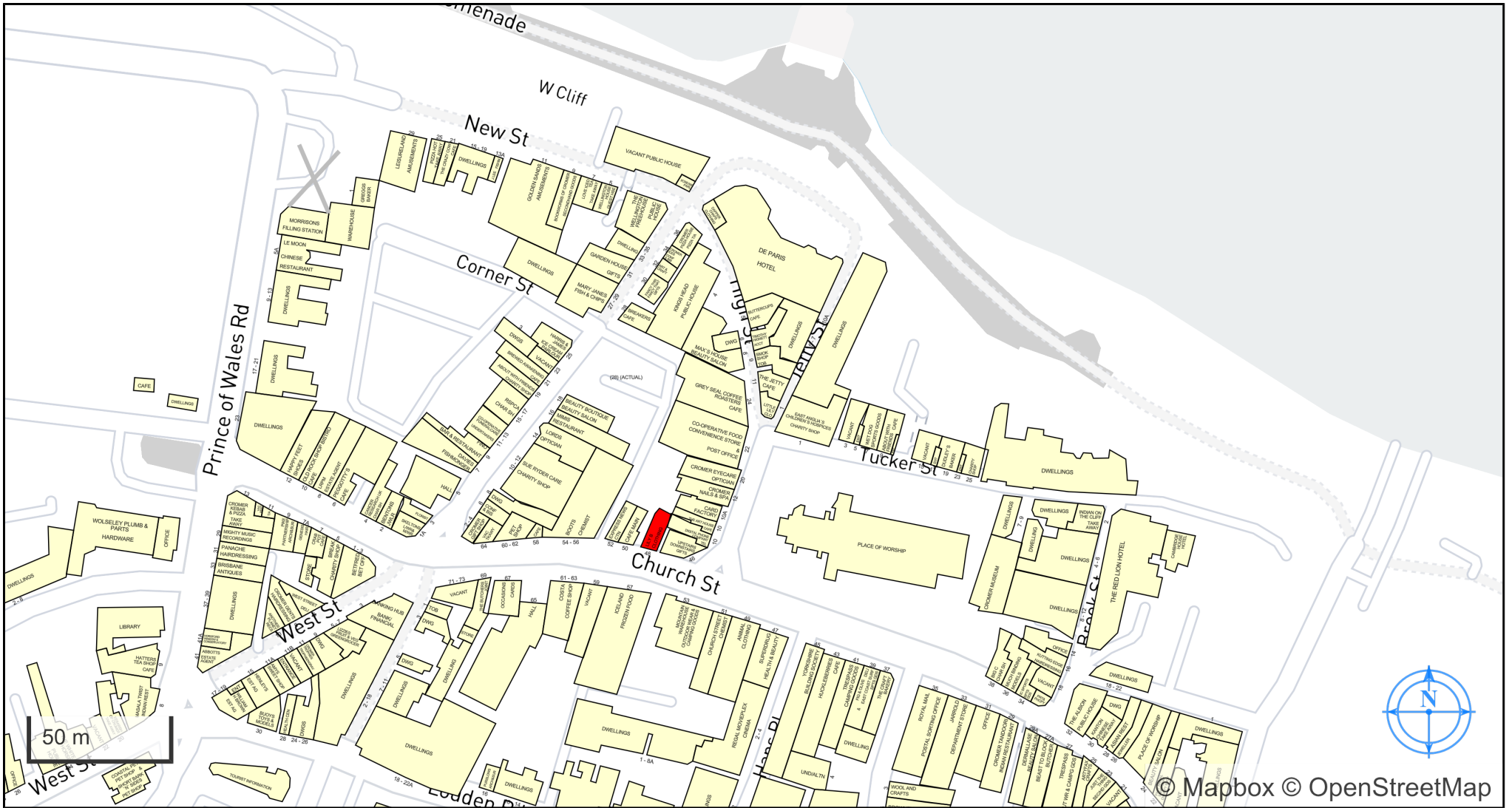
### Francis Darrah Chartered Surveyors

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**SUBJECT TO CONTRACT**

June 2026





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