

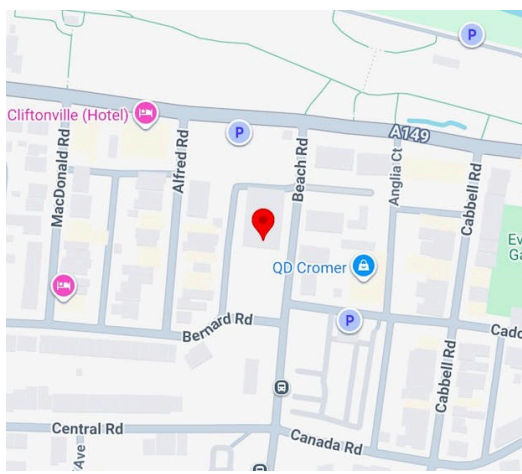


ROCHE

Beach Road, Cromer, NR27 9AL

Land For Sale | 0.64 Acres

Prime coastal potential development site (stp)



Key Points

- Gross site area of 0.64 acres (0.25 hectares)
- Excellent town centre location, close to the beach with sea views
- Rarely available potential development opportunity

Description

The property comprises a prominent former motor dealership premises with relatively large parking area and a terrace of lock-up garages.

The main building provides a total of approximately 8,300 sq ft of workshop, showroom and ancillary accommodation on the ground floor with circa 700 sq ft of office space on the first floor. Along the western boundary is a terrace of 16 lock-up garages accessible from Beach Road, Alfred Road and Bernard Road.

Externally there are 25 marked car parking spaces in the forecourt area, currently being operated as a public pay and display car park.

Location

Cromer is a very popular north Norfolk coastal town and tourist destination located approximately 23 miles north of Norwich. According to the 2021 census the resident parish population was 7,544.

The property occupies an enviable position in the heart of the town on Beach Road and close to the junction with Runton Road (the A149 coast road) just a stones throw away from Cromer Beach. The surrounding area is a mix of residential and commercial with a number of private dwellings and guest houses in the immediate vicinity as well as two public car parks. Morrisons supermarket, Cromer Station, and the town's retail and leisure core are all just a short walk away, as too is the famous Cromer Pier.

Terms

The property is available for sale, freehold with vacant possession of the main dealership premises. The lock-up garages are currently let on licence agreements, terminable by either party (further information on application). Both conditional and unconditional offers are invited. The vendor will require that evidence of due diligence and planning enquiries is provided to the selling agents prior to accepting any offer.

In accordance with the latest Anti-Money Laundering (AML) legislation, the purchaser will also be required to provide proof of identity, address and source of funds to the selling agents prior to solicitors being instructed.

Summary

- Business rates: The VOA website indicates that as from 1st April 2026 the Rateable Value is £57,500.
- VAT: Applicable
- Legal fees: Each party to bear their own costs

Further information

- [View details on our website](#)

Contact & Viewings

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