



NORTH
NORFOLK
DISTRICT
COUNCIL

PREMISES TO LET

**Former North Norfolk Visitor Centre, Louden Road, Cromer,
NR27 9EF**

Go to the NNDC website for further information & plans

[Home | Premises to let \(north-norfolk.gov.uk\)](http://north-norfolk.gov.uk)



(Internal images provided at end of document)



Location

Cromer is an ever-popular seaside town nestled within the North Norfolk Area Of Outstanding Natural Beauty on the Norfolk coastline. It's lively with a wide range of facilities and shops, including big national chains including Mountain Warehouse Argos, and Iceland, as well as wide range of popular independent cafes, restaurants, and shops.

As one of North Norfolk's main towns, Cromer is a key retail destination for both locals and visitors. There are very few vacancies in the town, with demand for commercial property remaining strong for several years. The town has a population of about 7,500 (according to the 2021 census), which increases significantly during peak tourist periods. This influx of visitors includes both those staying in the town and surrounding villages, as well as those on day trips from nearby areas.

The links below provide an overview of the tourism economy in North Norfolk.

- Link to 2023 Tourism in North Norfolk: <https://www.north-norfolk.gov.uk/media/10597/tourism-in-north-norfolk-infographic.pdf>
- Link to 2023 Economic impact of tourism report 2023: <https://www.north-norfolk.gov.uk/media/10298/economic-impact-of-tourism-north-norfolk-report.pdf>





Description

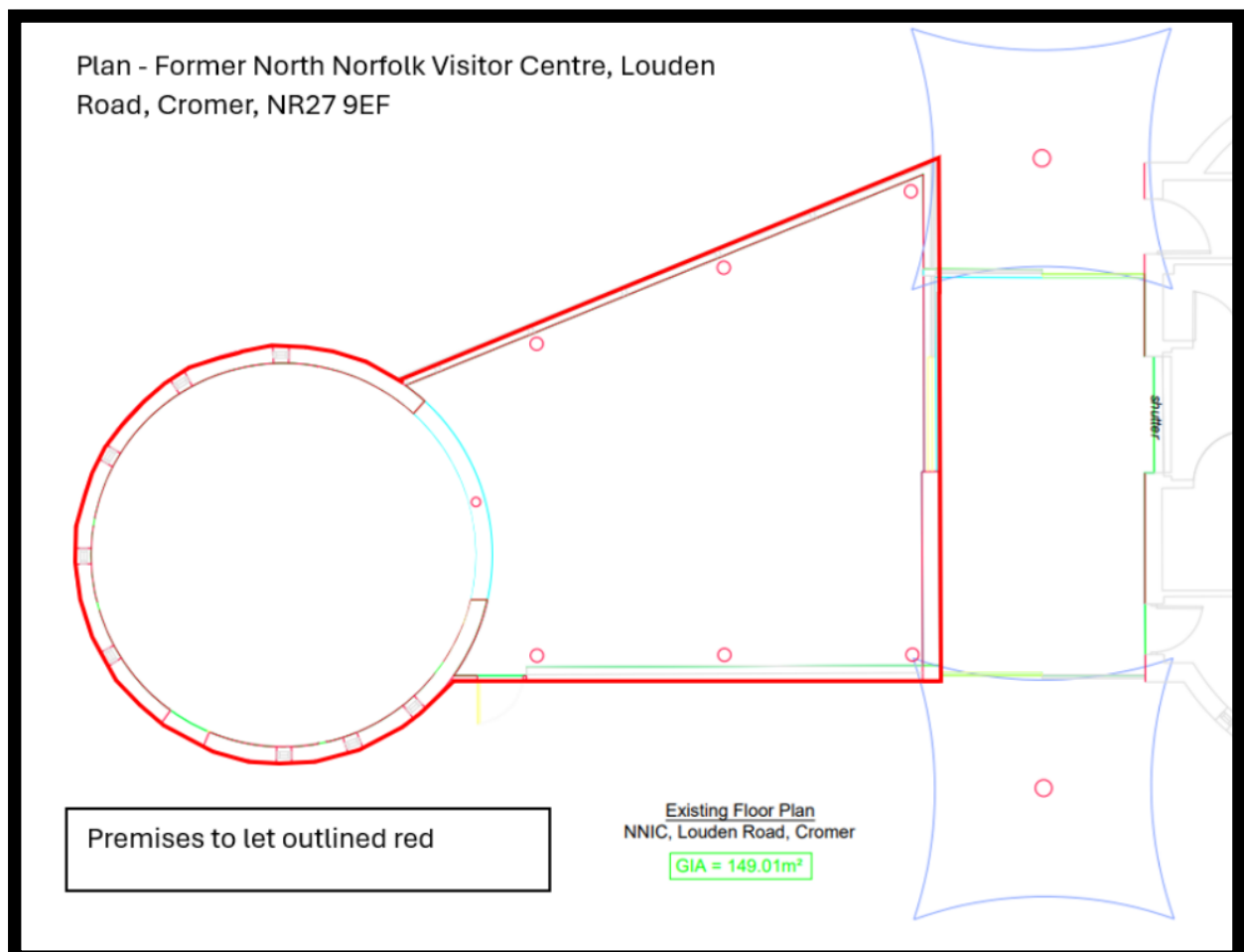
The property is in a prominent location in the centre of Cromer on a key thoroughfare into the town centre and the seafront. It is adjacent to the Meadow public car park on which over 140,000 parking tickets were sold in 2024. The building is also within walking distance of both Cromer train and bus stations.

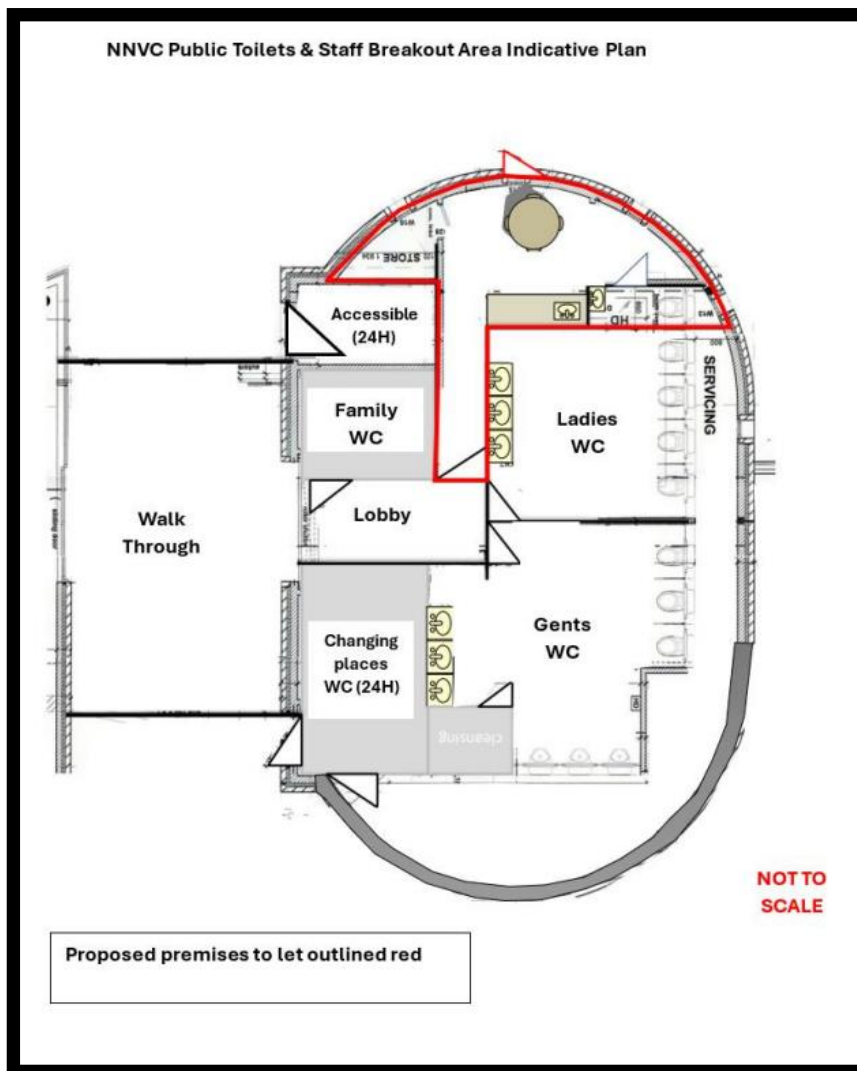
The property is single storey, formed predominantly from glass curtain walls and circular rendered block walls, with a flat roof and a slate tiled conical roof. Mains water and electricity are connected to the property (currently shared with the adjacent public conveniences).

Parking is available on the adjacent pay and display car park.

The proposed rental area comprises two sections as shown in the plans below. The first section is the main visitor information retail area. The second section is the staff breakout area, located next to the public toilets. The lease arrangements for the shared walkthrough area and lobby are to be agreed

The District Council's own footfall data show that 82,854 people visited the property in 2023.





Property Services

A service charge may be payable in addition to the rent payment, this will vary depending on the exact area let and services provided.

Planning

The buildings current use is as a tourist information centre (considered Sui generis). It is therefore anticipated that an alternative use of the premises will require planning consent for change of use.



Energy Performance

As the property has not been let previously so there is no energy performance certificate in place. The incoming tenant will be required to undertake works to bring the building up to a minimum rating of D.

Proposed Terms	
Lease Term	To be agreed with a minimum of 5 years expected
Break Clause	To be agreed
Rent Review	To be agreed
Internal Repair	Tenants Responsibility
Building structure repair	Landlord Responsibility (unless otherwise agreed)

Unit no	Area GIA (msq.)	Rent Per Annum	Estimated Service Charge	Rateable Value	Energy Rating
NNVC	117.37	To be agreed	Unknown	£15,000 inclusive of public conveniences (The ingoing tenant must rely on their own enquiries from the Business Rates department for rates payable)	TBC
Walk through shared with the public conveniences (31.64msq) The public conveniences cover an area of (98msq)					



How to arrange a viewing

Viewings may be arranged by contacting Estates Team on 01263 516337 or via email at estates@north-norfolk.gov.uk

How to apply

Prospective tenants are asked to submit an offer and proposal for their use of the property to be considered by the Council.

The proposal must include:

- Proposed rent and review dates/terms
- Proposed lease terms
- Proposed use
- Proposed works including anticipated costs
- Economic, social, or environmental benefits
- Any special requirements

The Lessees will be responsible for payment of their own legal costs in connection with preparation of the lease unless otherwise agreed.

In addition, prior to a lease being granted and as part of its due diligence process the Council will require the following from the successful offeror:

- Identity information such as a government photo ID or driving licence.
- Completion of the Council Anti Money Laundering Form together with the necessary supporting documentation.
- Proof of home address such as personal bank statement, utility bill.
- A satisfactory credit report from an accredited credit reference agency.



Terms and Conditions

A service charge may be payable for this property the exact terms of which are to be agreed as part of a lease.

Any change of Use Class is subject to Planning permission and Landlords consent.

A condition survey of the premises will be undertaken before the unit is let.

If an offer is accepted the property will be placed Under Offer and taken off the market. For the property to be formally Under Offer, the offeror will be required to pay an initial payment towards the council's legal and surveyors fees subject to an hourly rate. This should be paid within 14 working days of confirmation that the offer has been accepted and formal Heads of Terms have been issued. Until a property is formally Under Offer the council will continue to market the premises. The under offer fee will only be returned if the lease does not proceed purely as a result of reasons beyond the control of the prospective lessee.

PLEASE NOTE THAT THE COUNCIL IS NOT OBLIGED TO ACCEPT THE HIGHEST OFFER OF RENT OR ANY OTHER OFFER IT RECEIVES IT DEEMS UNACCEPTABLE.

Rent will be payable quarterly in advance via standing order unless otherwise agreed.

Energy Performance Certificates are available upon request unless otherwise stated.

With regards to business rates please read the non-domestic rates payable on our Business Rates page.

Misrepresentation Act 1967 & Consumer Protection Regulations 2008.

The particulars given below do not constitute any part of an offer or contract. They are intended only as a guide to prospective lessees to enable them to decide whether to make further enquiries with a view to taking up further negotiations, but they are otherwise not intended to be relied upon. All reasonable care has been taken in the preparation of these particulars, but their accuracy is not guaranteed. Any prospective lessee should make further enquiries and searches as are normally made and these particulars are furnished on the express understanding that neither the Council nor its officers or agents are to become under any liability or claim in respect of their content.



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Internal images

