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DISTRICT  
COUNCIL**

## **EXPRESSIONS OF INTEREST SOUGHT**

**(Pictures; June 2022)**



**PREMISES TO LET**

**THE SEAVIEW BUILDING, NORTH LODGE PARK, CROMER**



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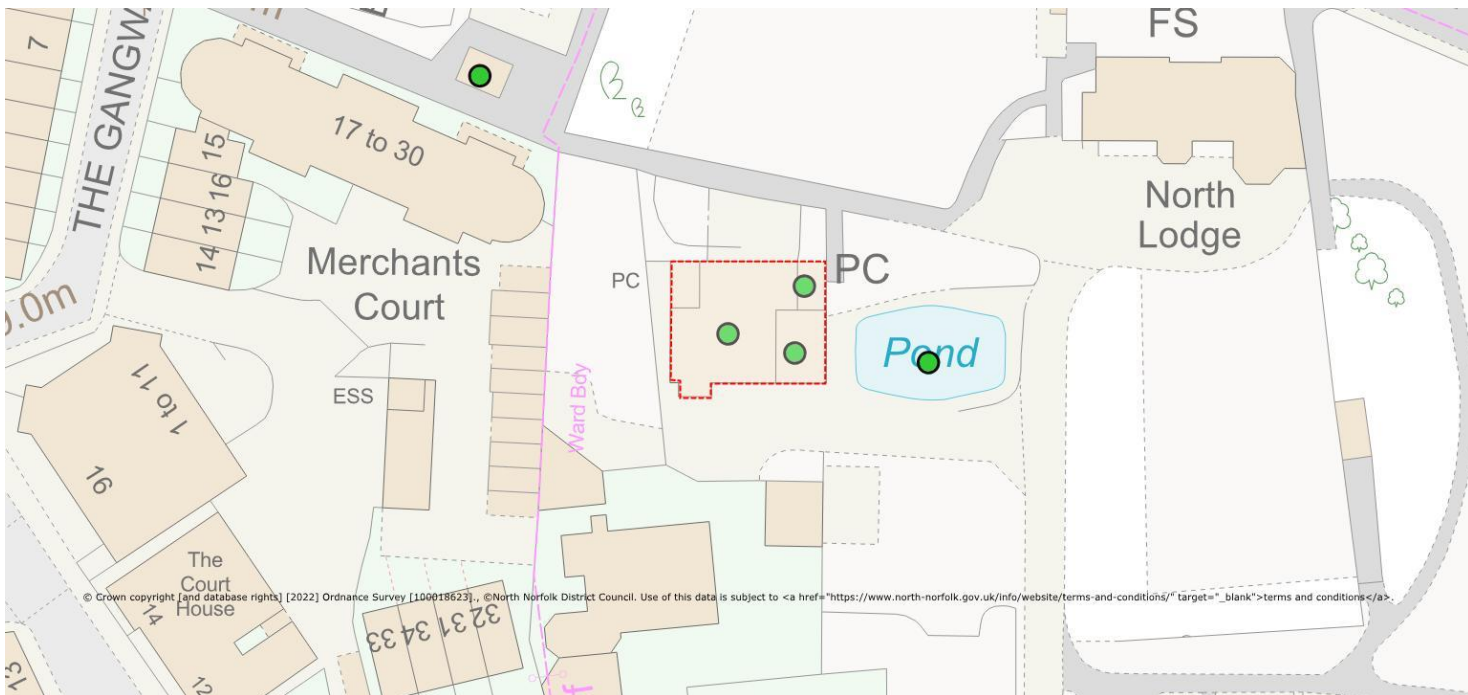


[www.north-norfolk.gov.uk/premises-to-let](http://www.north-norfolk.gov.uk/premises-to-let)



## Location

The 'Seaview Buildings' are located within North Lodge Park as outlined in red for identification purposes only on the plan below.



As part of the Council's wider North Lodge Park (NLP) land-holding NNDC owns the freehold of a single storey detached property known generally as Seaview and in these particulars the term 'Seaview Buildings' is used to describe the whole of the detached premises which comprise of the former Seaview children's nursery the public toilets and the café fronting onto the boating lake. The NLP plan on the website shows the full extent of the Park.

## Description

The premises are of single storey with a mix of brick and flint walls and a slate roof formed out of an original 'courtyard' of three hipped roofs and a central pitched roof.

In isolation the larger area of the former Seaview nursery premises are some 137.3 sq.m (1,478 sq.ft) – see the current layout plan on the website.

The premises offer a modern and light interior with a large enclosed garden / forecourt fronting onto the main path from Cromer Slipway/Promenade. The accommodation provides a large open internal space with direct access to the forecourt via a single door – see the plan attached – separate toilets, a large well-fitted kitchen and an office. The principle areas have modern suspended ceilings and gas central heating throughout.



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The area currently operating as a café is approximately 38.8 sq.m (418 sq.ft) fitted out with a kitchen and a main front of house cafe area that can accommodate approximately 14 covers. There are no toilets. External tables and chairs for customers will be permitted within a specific area to the front of the café.

The current public toilets sit astride the main building; ladies to the west and gents to the east - each are approximately 17 sq.m (183 sq.ft) or thereabouts and are currently accessed via separate paths off the main Park path system. It is anticipated that the current public toilets could be incorporated into a wider scheme to refurbishment the premises by an ingoing tenant.

Service delivery drop-off access will be allowed but there are no car parking spaces offered as for both safety and amenity reasons cars are discouraged from the whole of the wider Park environment.

The Seaview buildings are within a Conservation Area and they also sit within the curtilage of the Grade 2 Listed Town Lodge, owned and occupied by Cromer Town Council and as such (as confirmed by the Council's Conservation Officer) they are deemed to be an '*accessory*' to the '*principal*' Grade II listed North Lodge. They do therefore form part of the listed entity.

Any proposed external alterations should not be detrimental to the listing as a whole and should consider the wider appearance and character of the Park within the Conservation Area.

### The Park

The 5 acre Park is owned by North Norfolk District Council and jointly maintained by the Council in conjunction with Friends of North Lodge Park, a registered charity.

For more details on how the Park operates please use this link in your browser.

[About NLP Friends | Friends of North Lodge Park](#)

### Proposals sought

The Council is seeking expressions of interest and proposals from parties that would be interested in taking a new lease over the whole or part of the premises.

### Planning & Development guidance

It is anticipated that any major works or any change of use proposed by an ingoing tenant would need Planning & Listed Building Consent and Building Control consent all of which would need to be secured by the ingoing tenant.



### Investment required

The proposal being promoted by the Council is that any new tenant would invest the capital monies into the property to create the required area to be leased and that any new lease would be subject to negotiation with the Council as landlord based on those costs and the proposed use.

### New Lease

The length and terms of any lease will be negotiable and subject to the level of investment and use proposed. However, it is the Councils' suggestion that, if required, a long lease in excess of 20 years would be appropriate with the incoming tenant being responsible for all repairs and maintenance. Building insurance would be put in place by the Council as landlord and recharged to the tenant. If there are any common or shared areas out with the demised area then these would be dealt with by way of a service charge.

### Service connections

The wider premises have a water supply, gas supply, foul and surface water drainage and currently a shared electricity supply which may need to be separated if the proposed development is not of the whole premises. We believe that the premises do have a broadband and telephone connection.

### Business Rates

The individual parts of the premises are currently separately listed for national non-domestic rates (business rates). If the premises were subsequently operated as one unit then there would be a re-valuation carried out by the Valuation Office once any refurbishment is completed.

The current rateable values are as follows;

- The former Seaview nursery £6,200
- The café/ tea room £2,100

### Energy Performance Certificates (EPC)

An EPC for the former nursery premises has been completed recently and achieved a rating of C71.

The existing café has an EPC which remains valid until November 2029 and is rated at E124

The public toilets have no EPC rating

The Council is keen to ensure that the premises are sustainable and efficient in line with their commitments to net zero carbon emissions.



#### Legal costs

Each party are to be responsible for their own legal costs in this transaction.

#### VAT

Currently the Council have not opted to tax this property. However, this may change in which case VAT may be charged on all rents.

#### Expression of interest

Informal expressions of interest are invited and this should include;

- A summary of the proposed investment in and development of the property.
- An indicative sketch plan of the proposed internal and external layouts.
- The preferred lease term and an indication of the likely costs of any investment by the proposed tenant.
- An indicative rent linked to a business plan would also be useful.

#### Timing

Any expression of interest should be with the Council by close of play on Monday 12<sup>th</sup> September 2022

#### Viewings

Inspections of the premises can be arranged by contacting the Estates team at the Council.

T. 01263 516337

E. Estates @north-norfolk.gov.uk

North Norfolk District Council gives notice that:

- a) The particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute, nor constitute a part of, an offer or a contract;
- b) All descriptions, dimensions, reference to condition and necessary permissions for use and occupation, and other details are given without responsibility and any intending purchasers or tenants should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them.