



**Heacham Fish Bar, Heacham**  
**Guide Price £120,000**

**BELTON DUFFEY**



# HEACHAM FISH BAR, 12 HIGH STREET, HEACHAM, NORFOLK, PE31 7ER

A LEASEHOLD established, successful Fish & Chip shop with a spacious 3 double bedroom flat over, good sized gardens, being situated in a seaside village location.

## DESCRIPTION

The premium includes fixtures, fittings and goodwill. Stock at Valuation. The property to be let on a long lease to be agreed at £18,000 per annum.

Heacham Fish Bar comprises an established, successful Fish & Chip shop with a spacious 3 double bedroom flat over, good sized gardens, being situated in a seaside village location. The property was built circa 1900 of solid brick walls under slate roof with a later addition. The profitable Fish and Chip shop briefly comprises shop area, preparation areas, kitchen, staff rest area/store, W.C, and utility area. The business offers a 5 star hygiene rating and the below reviews - Google reviews 4/5, Restaurant guru 4.5/5, Gastro rating 9/10. Current opening hours are - Monday 4:45–8pm Tuesday 12–1:45pm, 4:45–8pm Wednesday 12–1:45pm, 4:45–8pm Thursday 12–1:45pm, 4:45–8pm Friday 11:30am–1:45pm, 4:45–9pm Saturday 11:30am–1:45pm, 4:45–9pm Sunday Closed The flat accommodation briefly comprises entrance hall with staircase to sitting/dining room, kitchen/diner, 3 double bedrooms and a bathroom. The flat is installed with gas central heating and double glazing. Outside there are good sized established gardens, brick built store and an office/garden room. The sale includes fixtures, fittings and goodwill. Stock at Valuation.

## SITUATION

The coastal village of Heacham is ideally located for the beautiful North Norfolk coast. There is a vast array of places of local interest to explore nearby including water sports, Norfolk Lavender Centre, an 18 hole championship links golf course, coastal walks, birdwatching, fine dining and fresh local seafood, traditional local pubs and a wide range of shopping and educational facilities. Heacham itself has a church, pubs and a selection of local shops, the neighbouring seaside town of Hunstanton offers wide range of educational, shopping and leisure facilities. Further around the coastline are beautiful walks, long sandy beaches, a wide range of watersports activities, fine dining and boutique shopping. The market town of King's Lynn is approximately 14 miles away and has a wider range of shopping and leisure facilities plus a direct rail link to London King's Cross in 1hr 40mins.

## SHOP AREA

5.35m x 5.48m (17' 7" x 18') Part glazed entrance door with windows either side. Table and chairs, counter height swing door leading into the equipped serving area with stainless steel serving area with shelf under and Uniwell cash till, Hewigo Bateman fryer comprises 3 fryers with drainer and heated display cabinets above, worktop with sink unit and Heatrae Sadia water heater, worktop with pie heater, 2 Kenwood microwaves and a Sharp microwave, Gastro-line cooling fridge, Lincat bain-marie with shelves under, stainless steel burger cooker, tiled wall areas, fan, ceiling lights, archway into

## REAR LOBBY/STORAGE AREA

7.39m x 0.91m (24' 3" x 3') Foster stainless steel freezer and door leading to the entrance hall to the flat.

## STAFF AREA/STORAGE

3.61m x 2.73m extending to 3.14m (11' 10" x 8' 11", extending to 10' 4") Various shelving, worktop with double cupboard under, matching double cupboard over, stainless steel sink unit with double cupboard under, single glazed window onto kitchen area and part glazed door into

## UTILITY AREA INCORPORATING A CLOAKROOM

3.85m x 1.96m (12' 8" x 6' 5") Ceramic tiled floor, space and plumbing for automatic washing machine, Heatrae Sadia water heater for the sink in the staff area. UPVC double glazed door to outside and loft access.

## CLOAKROOM

1.56m x 0.96m (5' 1" x 3' 2") Low level WC, ceramic tiled floor, wash hand basin, extractor and double glazed window to rear.



## **KITCHEN**

7.47m x 3.01m extending to 3.45m (24' 6" x 9' 11" extending to 11' 4") Twin deep stainless steel sinks, Vestfrost refrigerator and stainless steel Polar refrigerator, Hotpoint and MPS chest freezers, storage cupboard. Delonghi 6 ring gas hob with oven under, stainless steel splashback and stainless steel extractor, adjoining stainless steel preparation area, Electrolux chest freezer, Interlewin chilling refrigerator, further sink unit with double cupboard under, Rumbler, ceramic tiled and quarry tiled floor with drainage, UPVC double glazed door overlooking the rear garden.

## **THE FLAT ENTRANCE HALL**

5.55m x 1.82m (18' 3" x 6') Wood grain effect double glazed door to the High Street, radiator, ceramic tiled floor, straight flight staircase to first floor landing, built-in storage cupboard.

## **FIRST FLOOR LANDING**

Emergency lighting.

## **SITTING ROOM/DINING ROOM**

6.23m x 3.68m (20' 5" x 12' 1") Laminate flooring, 2 light tunnels.

## **KITCHEN/DINING ROOM**

3.53m x 3.15m into chimney breast recess (11' 7" x 10' 4" into chimney breast recess) Stainless steel sink unit with chrome mixer tap, white painted cupboards and drawers under, further matching worktop with cupboards under, larder cupboard, matching wall cupboards, laminate flooring and radiator, Worcester gas central heating boiler.

## **BEDROOM 1**

4.19m into wardrobe recess x 2.78m (13' 9" into wardrobe recess x 9' 1") Wardrobe with sliding doors, hanging rails and shelves, radiator.

## **BEDROOM 2**

3.06m x 2.88m (10' x 9' 5") Laminate flooring and radiator.

## **BEDROOM 3**

3.62m x 2.60m (11' 11" x 8' 6") Laminate flooring and radiator.

## **BATHROOM**

3.53m x 1.40m (11' 7" x 4' 7") Panelled bath with mains shower over, low level WC, pedestal wash hand basin, fully tiled walls, fitted storage cupboard, marble effect flooring and radiator.

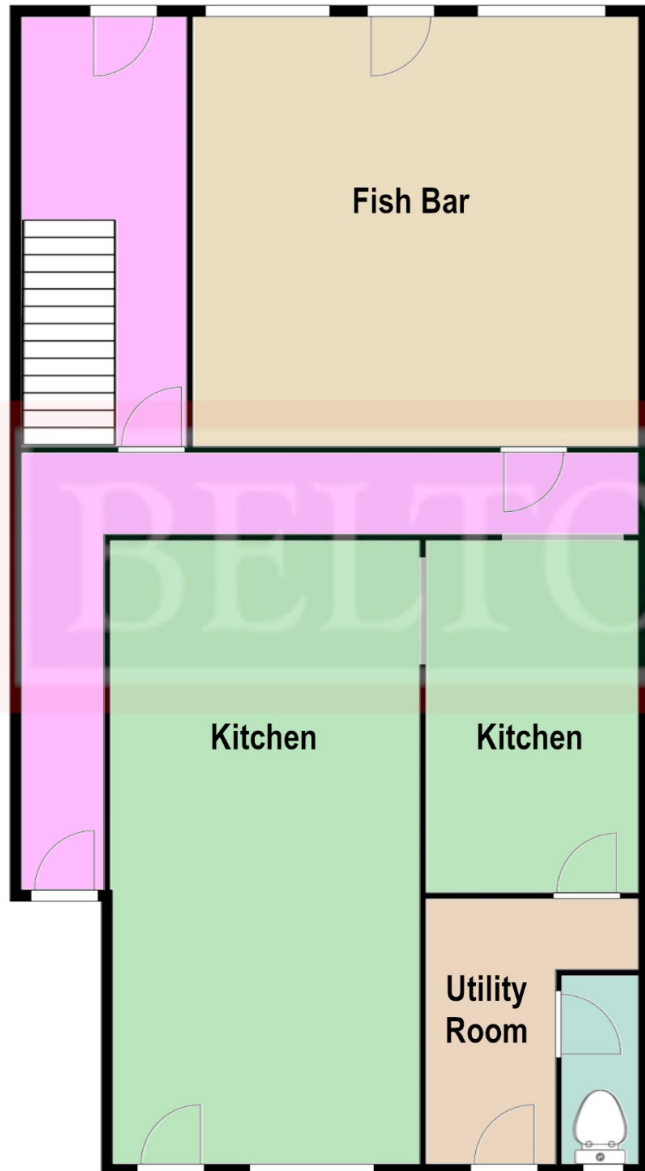
## **OUTSIDE**

The property has a good size and established garden which is accessed from the High Street via a walkway where the property has pedestrian right of way over, leading to a gate which leads into a rear courtyard garden being walled.

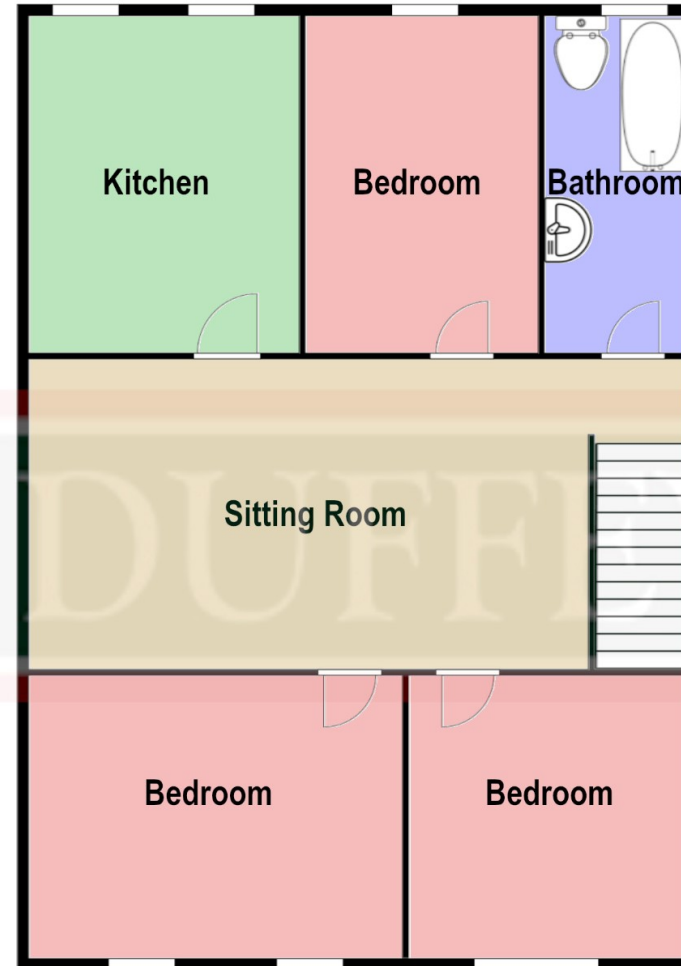
## **OFFICE/GARDEN ROOM**

3.05m x 2.44m (10' x 8') Timber construction, power light, electric panel heater and twin aspect windows.

# Ground Floor



# First Floor



## BRICK BUILT STORE

1.81m x 1.42m (5' 11" x 4' 8")

The rear garden is laid to lawn with established flowers, shrubs and trees, being enclosed by fenced boundaries and having a paved area to the rear.

## DIRECTIONS

Proceed out of King's Lynn to the roundabout at Knights Hill. Take the first exit onto the A149, continue to the roundabout to the outskirts of Dersingham taking the first exit. Proceed along bypassing Snettisham, at the roundabout take the first exit towards Heacham, continue along until you reach Norfolk Lavender. Turn left into Lynn Road and take the second turning on the left into High Street and the property will be found on the left hand side.

## OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX. Tel 01553 616200. Flat - Council Tax Band C. Rateable Value - £5300.

Gas central heating to the flat. EPC - C.

## TENURE

This property is for sale Freehold.

## VIEWING

Strictly by appointment with the agent.





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