



48 Westgate, Hunstanton
£15,000 Per Annum

BELTON DUFFEY



48 WESTGATE, HUNSTANTON, NORFOLK, PE36 5EL

Large commercial retail premises situated in a central location in the Victorian seaside town of Hunstanton.

DESCRIPTION

A large ground floor lock up shop with display window frontage situated in a busy location close to the High Street in the Victorian seaside town of Hunstanton. The property is currently laid out to provide 2 good sized retail spaces with a kitchen, 2 store rooms and scope to create toilet facilities.

The premises are being offered to the market at a proposed annual rent of £15,000 on a new commercial lease with terms and duration to be agreed.

SITUATION

Hunstanton is the principal resort on the shores of The Wash and is famous for its sandy beach and striped cliffs. The town offers a distinctive range of architecture from the late Victorian and early Edwardian period to more recently built homes.

There is schooling available and a good range of shops including supermarkets, banks and restaurants with excellent leisure facilities such as golf, walking, water sports and swimming. Other attractions close by include various Stately Homes, Norfolk Lavender and the beautiful north Norfolk coast, an Area of Outstanding Natural Beauty renowned for its bird watching and sailing.

RETAIL AREA 1

13.78m x 9.23m (45' 3" x 30' 3") at widest points. Large bay display window to the front and glazed double entrance doors. Door to kitchen and 3 brick archways to:

RETAIL AREA 2

9.27m x 5.86m (30' 5" x 19' 3") Door to store 1.

KITCHEN

4.15m x 1.1m (13' 7" x 3' 7") Worktop incorporating a stainless steel sink unit.

STORE 1

4.96m x 2.76m (16' 3" x 9' 1") Door to store 2.

STORE 2

4.26m x 2.60m (14' 0" x 8' 6") at widest points. Door to rear lobby.





REAR LOBBY

Doors to the rear of the building and the loading area.

DIRECTIONS

From King's Lynn proceed North on the A149 towards Hunstanton for approximately 15 miles. At the roundabout on the outskirts of Hunstanton take the third exit onto the King's Lynn Road, passing the school on the right hand side. Continue along taking the third left hand turning into Greevegate passing Sainsburys on the left where you will see number 48 further up on the left-hand side, opposite the town square and green.

OTHER INFORMATION

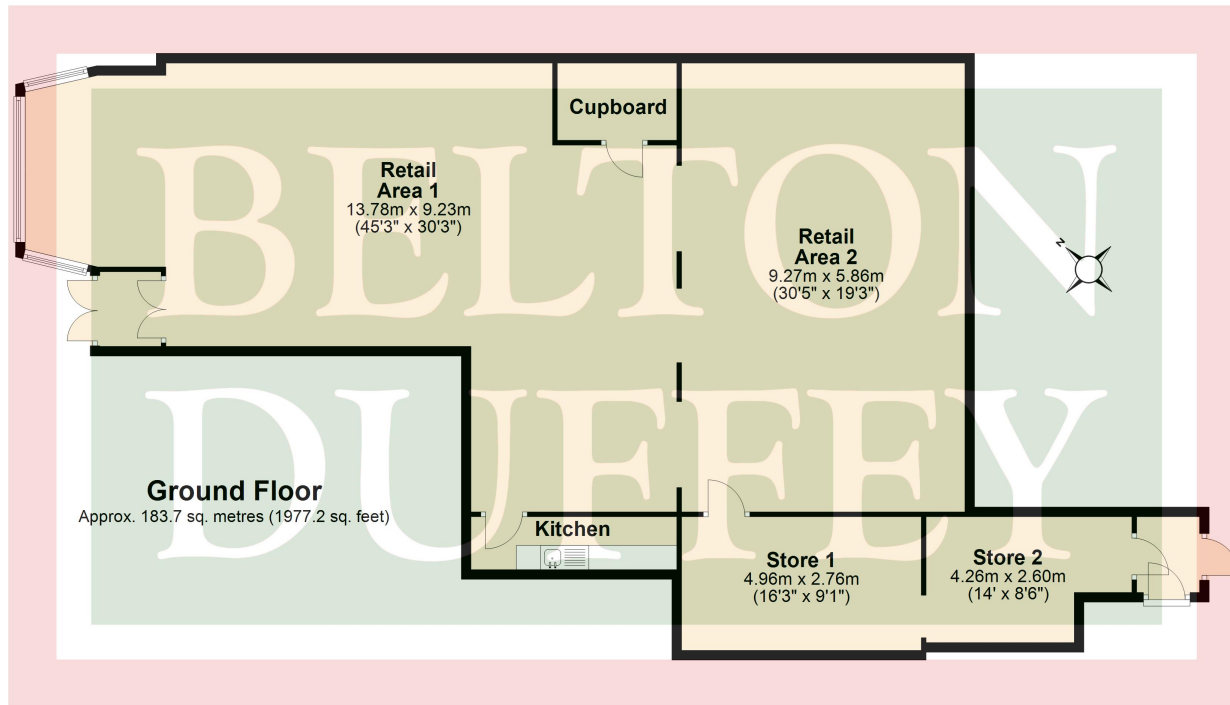
Mains water, mains drainage and mains electricity. Electric air conditioning and climate control installed. EPC Rating Band TBC.

Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX. Rateable value TBC (awaiting assessment).

VIEWING

Strictly by appointment with the agent.





Total area: approx. 183.7 sq. metres (1977.2 sq. feet)

BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 660866
E: lettings@beltonduffey.com

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. if you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com



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