



23 High Street, Hunstanton
£12,500 Per Annum

BELTON DUFFEY



23 HIGH STREET, HUNSTANTON, NORFOLK, PE36 5AB

A ground floor retail unit situated on the High Street of the popular Norfolk seaside town of Hunstanton.

DESCRIPTION

The retail unit measures approximately 9.77m into window recess x 3.95m having a large window frontage and a cloakroom.

SITUATION

Hunstanton is the principal resort on the shores of The Wash, offering a wide range of architecture from the late Victorian and early Edwardian period properties to more recently built homes. A good range of shops are to be found in the town centre, including supermarkets, banks and building societies. There are excellent leisure facilities, including golf, walking, sailing, swimming, riding, etc. Other attractions include various Stately Homes in the area, Norfolk Lavender and the beautiful North Norfolk coast, well known for its bird watching.

RENT

The rent is £12,500 per annum.

Rent: 3 months in advance.

Deposit: Equivalent of 3 months' rent.

LEGAL COSTS

Each party to pay their own legal fees.

DIRECTIONS

From Kings 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 Kings Lynn Road, passing the school on the right hand side, continue along taking the third left hand turning into Greevegate. proceed along taking the left hand turning into the High Street and the property will be seen on the right, just after the Copper Kettle Cafe.



OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, PE30 1EX. Tel 01553 616200.

Rateable value- £7,900 (1 April 2023 to present).

EPC - D.

VIEWING

Strictly by appointment with the agent.

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

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

