



**Retail/Commercial Units at Poppyfields Retail Park, Snettisham**  
**£550 per calendar month**

**BELTON DUFFEY**





## RETAIL/COMMERCIAL UNITS AT POPPYFIELDS RETAIL PARK, SNETTISHAM, NORFOLK, PE31 7FR

Modern retail units available from £550 pcm at Poppyfields Retail Park, in a prominent location on the A149 coast road at Snettisham.

### DESCRIPTION

Poppyfields is retail park comprising a range of attractive brick and carrstone commercial units which have been completed to a high standard in a prominent location on the A149 coast road.

Poppyfields already boasts a good selection of small businesses. It's home to Little Fish Aquatics Centre. Christyana Curtains and Blinds, Le Kiera Hair Salon, ACS Architectural, Antiques and more. It also has an on-site Café/Coffee shop Poppylicious which is frequented by both passing trade and repeat local trade/businesses.

The retail units are a good size for start-ups in retail, that said they are also ideally suited for a variety of uses such as offices, barber shop, etc. There is ample free secure parking, covered by CCTV along with access to two sets of serviced communal toilets.

### SITUATION

Snettisham is a sought after village on the shores of The Wash, comprising of a mixture of period cottages, farmhouses and more modern properties. It has its own beach, local shops, school, doctors surgery, vets and public houses within the village. The village is well placed for the larger resort of Hunstanton to the north and the market town of King's Lynn to the south. Other attractions include the nearby Royal Sandringham Estate, Norfolk Lavender at Heacham and the beautiful North Norfolk Coast with its various golf courses, walks, bird watching and sailing etc.

### UNIT 2

Rent - £750 pcm

9.88m x 4.80m (32' 5" x 15' 9") with a ceiling height of approximately 2.84m (9' 4") Double glazed window and door to front, 2 double glazed windows, worktop with double cupboard under, matching wall cupboard, rear door for deliveries.

### UNIT 9

Rent - £550 pcm.

4.87m x 3.87m extending to 5.06m (16' x 12' 8" extending to 16' 7") with a ceiling height of approximately 2.84m (9' 4") Ample power points, ceiling lights, double glazed window and door to front and door into the communal area.





## **ADDITIONAL INFORMATION**

**SERVICE CHARGES:** Currently 10% plus VAT of yearly rent, this figure will be reviewed each year. This charge covers cleaning/upkeep of communal areas, car park, maintenance, landscaping and insurances.

**PLEASE NOTE:** Service charges are plus VAT.

## **DIRECTIONS**

From King's Lynn proceed on the A149 for approximately 8 miles until you reach the outskirts of Dersingham; take the first exit sign posted A149 Hunstanton. Continue for approximately 3 miles taking the first turning into Beach Road, Snettisham, (just past the Granary). Continue along and Poppyfields Retail Park will be seen on the left hand side.

## **OTHER INFORMATION**

EPC Rating B.

**LOCAL AUTHORITY** - Borough Council of Kings Lynn & West Norfolk, Kings Court, Chapel Street, Kings Lynn PE30 1EX Tel 01553 616200.

Unit 2 - Rateable value - £7,900 (2025/26).

Unit 9 - Rateable value - £4,250 (2025/26) .

However, you may be eligible for small business rates relief - we would advise any interested party to contact the Borough Council.

## **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](mailto: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](http://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.

