



32 Station Road, Heacham
£495 per calendar month

BELTON DUFFEY

32 STATION ROAD, HEACHAM, KING'S LYNN, NORFOLK, PE31 7EY

A former barbers shop situated in a prominent coastal village location with shop area and cloakroom, being suitable for a variety of uses (subject to planning permission).

DESCRIPTION

A former barbers shop situated in a prominent coastal village location with shop area and cloakroom, being suitable for a variety of uses (subject to planning permission).

The property forms part of a busy parade of shops which includes Boots and briefly comprises: shop area which has an extensive double glazed window frontage and a cloakroom.

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

7.04m max x 3.70m to front window (23' 1" max x 12' 2") UPVC double glazed windows to 2 sides, UPVC double glazed door to front with Dimplex AC45 unit over (not tested), feature ceiling beam, window spotlights, 4 striplights and 2 window seats.

CLOAKROOM

1.13m x 1.10m (3' 8" x 3' 7") Low level WC, wash hand basin with double cupboard under, light, extractor and tiled floor.





LEASE

A new 3 year, full repairing and insuring lease.

RENT - £5,940 per annum, payable quarterly in advance, then monthly.

DEPOSIT - Equivalent to 3 months rent.

Please note that tenants will be required to provide references and will also be credit checked.

LEGAL COSTS - The ingoing tenant will be expected to bare their own legal costs regarding the lease

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 which then becomes Station Road. Proceed along Station Road, passing the Norfolk Fire Service on your right, proceed along and the property will be found on the left hand side, just after the turning for Popular Avenue.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.
Rateable Value - Approximately £4,100, small business rates relief may apply, please contact the Borough Council for more information.

EPC - E.

VIEWING

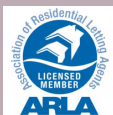
Strictly by appointment with the agent.

BELTON DUFFEY

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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.

