



**GF The Sackhouse, Wells-next-the-Sea**  
**£850 per calendar month**

**BELTON DUFFEY**





## GF THE SACKHOUSE, JICKLINGS YARD, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AU

Serviced ground floor commercial space with communal facilities right in the heart of Wells-next-the-Sea.

### DESCRIPTION

The Sackhouse is located adjacent to The Maltings in the heart of Wells-next-the-Sea and historically served as the site where sacks used in the port and malting processes were woven and repaired over 200 years ago. As part of The Maltings Regeneration Project, this historic building has been thoughtfully restored and repurposed to support the growth of local SMEs, startups, and provide valuable community space in Wells-next-the-Sea.

This commercial space is now available to let on a new lease, with terms to be agreed. The quoted rent includes access to the building's communal facilities, but the tenant will be responsible for electricity and Business Rates. Please note: the quoted rent is exclusive of VAT, which is applicable at the standard rate of 20%.

### SITUATION

Wells-next-the-Sea has been a commercial and fishing port for nearly 600 years and still supports a thriving fishing fleet bringing in a catch of, predominantly, shellfish sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" - crabbing on the quayside. Situated a mile from the Quay, the extensive sandy beach is often ranked as one of the top 10 in the country by travel journals. Set against a backdrop of Corsican pinewoods, the stunning beach is home to the much publicised, iconic colourful beach huts, which are available to buy or can be rented daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and speciality food stores. For entertainment, the recently opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and cottage hospital providing a range of accessible and integrated health and well-being services.





## **GROUND FLOOR COMMERCIAL SPACE**

13.91m x 4.35m (45' 8" x 14' 3") at widest points.

Good sized commercial space with its own separate access to the front and side of the building. Double aspect windows to the front and rear, electric radiators and door to the building's communal entrance lobby.

## **COMMUNAL FACILITIES**

The premises share a communal entrance lobby, kitchen and WCs. A meeting room is also available for tenants to hire.

## **DIRECTIONS**

From Belton Duffey's Wells-next-the-Sea office, head north down Staithe Street and turn left approximately half way down, just before The Maltings, where you will see The Sackhouse building directly in front of you.

## **OTHER INFORMATION**

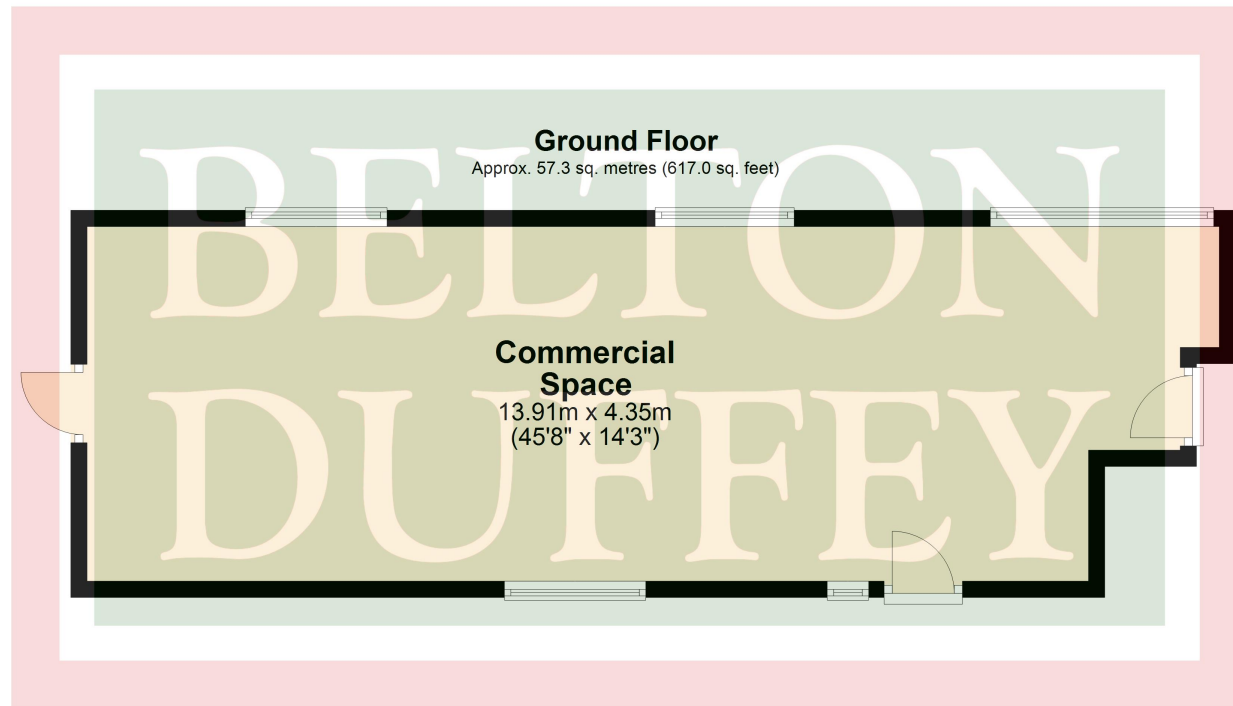
Electric radiator heating and broadband connection. EPC Rating Band B.

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Registered for Business Rates (awaiting rateable value assessment).

## **VIEWING**

Strictly by appointment with the agent.





Total area: approx. 57.3 sq. metres (617.0 sq. feet)

**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.

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