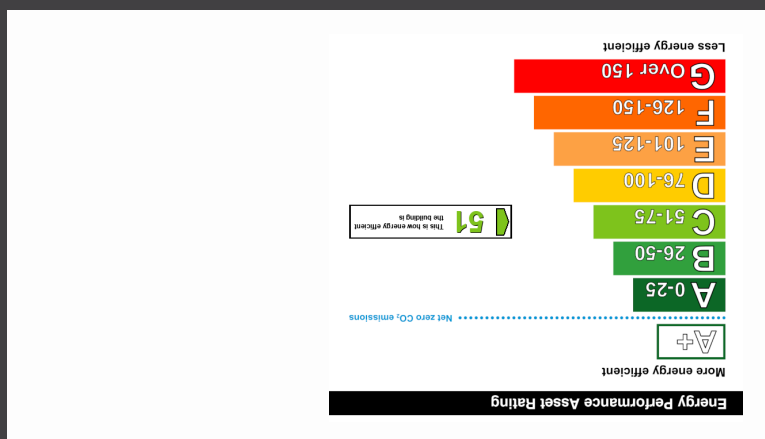


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The Pavillion
 The Green

£1,500,000

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The Pavillion

Hunstanton, PE36 5AH

This is a unique opportunity to own both commercial and residential properties within the popular location of Hunstanton with views of the sea and The Green in a central location attracting many visitors. There is potential for development subject to relevant planning consent.

There is a well presented Toy shop with attractive perimeter shelving and stock plus a sales counter. The Gift Shop offers recessed lighting, perimeter displays, central gondola's and a sales counter. The brightly coloured Café and Ice Cream Parlor have internal seating areas and commercial café equipment with a rear counter. In front of the café is a patio with additional seating and glazed windbreaks to enjoy the sea views. In addition there are multiple storage areas, a basement and cloakroom facilities.

Above the retail space is a 3 bedroom maisonette with stunning views over the sea front and The Green. There is a fitted kitchen, living, dining room and utility. There is a staircase taking you to the upper floor with three bedrooms and a family bathroom. The accommodation benefits from gas central heating and double glazing.



Toy Shop

Glazed frontage. Sales Counter. Stocked sales shelves. Access to adjoining gift shop.

Gift Shop

Glazed frontage. Sales counter. Stocked shelving and display units. Access to rear service area and ancillary space.

Workshop

Situated to the rear of the service area. Laid out as a workshop. Steps to rear fire exit.

Store

Situated to the rear of the gift shop. Storage shelving and storage space for ice cream making.

Store

Small inner store room.

Office

Area used as an office.

Service Space & Small Store

Extended storage space with access to staff WC. Access to the toy shop.

Toilets

Two WC. One of the WC. could be made available to the customers within the toy shop.

Basement

Stairs leading to basement. General storage area.

Café

Sales area with open access to the gift shop and café. The areas are split by steps.

The café has a display counter. Hot plate. Drinks preparation area. Café seating to the front. Glazed frontage with sea views. Ice Cream Parlour with doors opening onto the patio.

Patio Area

Patio area in front of cafe and the street offering seating for approximately 55 covers. Glazed surrounds offering protection from wind.

Residential Accommodation

Self Contained Maisonette Flat

Landing

Stair case to further stairs . Walk in coat cupboard. Doors to kitchen/breakfast room.

Kitchen

13' 4" x 13' 9" (4.06m x 4.19m) Window. Fitted with a range of wall and base units with worktop over incorporating a sink and drainer. Space for dishwasher. Hob. Extractor fan. Telephone point.

Cloakroom

5' 0" x 3' 7" (1.52m x 1.09m) Window. WC. Wash hand basin.

Living Room

19' 2" x 14' 11" (5.84m x 4.55m) Open plan to dining room. feature fireplace. Double aspect windows with views of the sea and The Green.

Dining Room

18' 0" x 15' 8" (5.49m x 4.78m) Two windows. Open fireplace. Sea views

Study/Store

10' 11" x 6' 4" (3.33m x 1.93m) Windows to front. Radiator.

Bedroom 1

15' 3" x 14' 10" (4.65m x 4.52m) Two Windows Fitted wardrobes. Radiator: Sea Views

Bedroom 2

13' 3" x 13' 10" (4.04m x 4.22m) Fitted wardrobes. Radiator: Sea views.

Bedroom 3

8' 6" x 15' 7" (2.59m x 4.75m) Window. Radiator: Sea views.

Bathroom

8' 11" x 11' 8" (2.72m x 3.56m) Window. Roll Top bath. Double wash hand basin. WC. Shower cubicle. Radiator: Heated towel rail. Spot lights.

Disclaimer

Whilst we have endeavoured to prepare our sales particulars accurately none of the services, appliances or equipment have been tested. A buyer should satisfy themselves on such matters prior to purchase. Any measurements or distances mentioned in these particulars are for guide reference only. If such particulars are fundamental to a purchase, buyers should rely on their own enquiries. All enquiries should be directed to King & Partners in the first instance.