



Unit 1 12 King's Lynn Road, Hunstanton £12,000 Per Annum

BELTON DUFFEY

UNIT 1 12 KING'S LYNN ROAD, HUNSTANTON, NORFOLK, PE36 5HP

A commercial premises situated in a prominent location in the seaside town of Hunstanton.

DESCRIPTION

A commercial premises situated in a prominent location

The property briefly comprises a shop area with storage/office area to the rear.

Please be aware the owner of this property is a director of Belton Duffey.

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.

SHOP AREA

Door leading to front and large windows to front.

STOREAGE/OFFICE AREA.

LEASE TERMS

A Full Repairing and Insuring Lease with rent reviews.

Rent: 3 months in advance.

Deposit: Equivalent of 3 months rent.

LEGAL COSTS - The tenant is to pay the landlord's reasonable legal costs in respect of this transaction.

DIRECTIONS

From King's Lynn proceed North on the A149 towards Hunstanton for approximately 15 miles into Hunstanton. Pass Smithdon High School on the right where you will see the property a little further up on the left.

OTHER INFORMATION

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

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.

