



Unit 1 8 Greevegate, Hunstanton  
£14,000 Per Annum

**BELTON DUFFEY**





## UNIT 1 8 GREEVEGATE, HUNSTANTON, NORFOLK, PE36 6BJ

A ground floor lock up commercial unit situated in a central location near to the High Street.

### DESCRIPTION

A ground floor lock up commercial unit situated in a central location near to the High Street.

The unit has large display windows to the front and measures approximately 31' x 23' with a kitchen area and toilet room to the rear.

N.B. Please be aware that the owner of this property is a director of Belton Duffey West Norfolk Ltd.

### 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.

### PART GLAZED DOOR LEADING IN

### MAIN SHOP

9.45m x 7.01m (31' 0" x 23' 0") Four windows to the front, 3 electric radiators, door leading to

### KITCHEN AREA

1.68m x 1.47m (5' 6" x 4' 10") Sink unit, double cupboard under, adjoining worktop with cupboard and drawer under, door to

### CLOAKROOM

1.52m x 1.22m (5' 0" x 4' 0") Low level WC, pedestal wash hand basin and electric trip switches.

### RENT

The rent is £14,000 per annum.

Rent: 3 months in advance.

Deposit: Equivalent of 3 months rent.

### LEGAL COSTS

The tenant to pay their own legal costs in respect of this transaction.



## TERMS

The property is to be let on a Full Repairing and Insuring Lease for a MINIMUM TERM OF 3 YEARS.

Please note that the tenant will be referenced by the agents and an administration fee of £45 plus VAT will be charged.

## DIRECTIONS

From Kings Lynn proceed North on the A149 towards Hunstanton for approximately 15 miles. At the roundabout on the outskirts of Hunstanton take the third exit onto the Kings Lynn Road, passing the school on the right hand side, continue along taking the third left hand turning into Greevegate and the property will be seen just past Specsavers on the left hand side.

## OTHER INFORMATION

EPC Rating C - 57.

## LOCAL AUTHORITY

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

Rateable value - £11,000. (2023/24)

Rates payable - £5489.00. (2023/24)

## VIEWING

Strictly by appointment with the agent.



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.

