



Unit 3 12 King's Lynn Road, Hunstanton £8,000 Per Annum

BELTON DUFFEY

UNIT 3 12 KING'S LYNN ROAD, HUNSTANTON, NORFOLK, PE36 5HP

A commercial retail premises with shop area and store room situated in a prominent location in the popular seaside town of Hunstanton.

DESCRIPTION

A commercial retail premises with shop area and store room situated in a prominent location in the popular seaside town of Hunstanton.

The property briefly comprises a shop area and store room.

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

SITUATION

King's Lynn Road is the main access road into Old Hunstanton and with vast passing traffic during the summer months it is a great location for businesses wanting passing trade.

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.

LEASE DETAILS

New Full Repairing & Insuring Lease with term to be agreed.

The tenant is pay the landlord's reasonable costs in respect of the transaction.

Rent: Payable 3 month's in advance.
Deposit: Equivalent to 3 month's rent.

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 hand side.

OTHER INFORMATION

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

EPC - TBC.

No heating.

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.

