



Unit 2, Hunstanton
£15,000 Per Annum

BELTON DUFFEY



UNIT 2, 8 GREEVEGATE, HUNSTANTON, NORFOLK, PE36 6BJ

A ground floor shop premises in a central location near to the High Street.

DESCRIPTION

A ground floor shop premises which would be suitable for a cafe/restaurant with outside seating (within curtilage) or hairdressers/beauty etc. subject to planning permission. Usage to be confirmed with the landlord.

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

SHOP

8.04m average x 5.49m minimum (26' 5" x 18') 6.76m x 9.78m (22' 2" x 32' 1") maximum. Counter.

REAR LOBBY/ STORE AREA

4.03m x 1.19m (13' 3" x 3' 11")

INNER LOBBY

1.91m x 1.55m (6' 3" x 5' 1")

CLOAKROOM

1.54m x 1.47m (5' 1" x 4' 10") Low level WC, wash hand basin.

STORE

5.24m x 1.19m (17' 2" x 3' 11")

RENT

The rent is £12,000 per annum.

Rent: 3 months in advance.

Deposit: Equivalent of 3 months rent.

LEGAL COSTS

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



TERMS

The property is to be let on a Full Repairing and Insuring Lease for a term to be agreed. Please note that the tenant will be referenced by the agents and an administration fee of £45 plus VAT will be charged.

TENURE

The property is to let leasehold.

DIRECTIONS

From King's 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 King's Lynn Road, passing the school on the right hand side, continue along taking the third left hand turning into Greevegate. The property will be seen on the left hand side on the corner of the High Street.

OTHER INFORMATION

EPC Rating- G 180.

VIEWING

Strictly by appointment with the agent.



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.

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.

