



52 Staithe Street, Wells-next-the-Sea
Guide Price £299,950

BELTON DUFFEY

52 STAITHE STREET, WELLS-NEXT-THE-SEA, NORFOLK, NR23 1AF

A prominent freehold retail premises over three floors with wide frontage situated in prime location with excellent year round footfall. Immediate vacant possession

DESCRIPTION

Offered for sale with full vacant possession, this prominent retail premises with wide frontage is situated in the heart of Wells-next-the-Sea and comprises generous ground and first floor retail spaces, excellent storage and a second floor suitable as office accommodation or useful storage.

Staithe Street runs northwards from the Town Centre to the Quay forming the principal retail street in Wells-next-the-Sea with an eclectic mix of boutique stores, artisan food shops and delicatessens, cafes, restaurants, galleries and general retail outlets which is busy year round, popular with holiday makers and with excellent local footfall.

52 Staithe Street is offered for sale with immediate vacant possession and keys are held at Belton Duffey, 26 Staithe Street, for inspection at your convenience.

SITUATION

Wells-next-the-Sea has been a fishing and commercial port for nearly 600 years which still supports a thriving fishing fleet bringing in crabs, lobsters, mussels and whelks sold locally on the quayside and in nearby restaurants. With a growing number of leisure craft moorings, a lively, sociable sailing club, harbour and sea fishing trips, the town caters for every type of water activity including "gillying" -crabbing on the quayside. Situated a mile from the Quay, the stunning extensive sandy beach is ranked as one of the top 10 in the country by Telegraph Travel. Against a backdrop of Corsican pinewoods, the beach is home to the much publicised, iconic colourful beach huts, available to buy or rent daily.

From the top of town down to the Quay, Staithe Street provides visitors and locals with a wide variety of shops, cafes, galleries and food stores. For entertainment, the newly opened Wells Maltings offers live entertainment and exhibitions, whilst alongside the Quay, are all the usual popular traditional seaside attractions. Locals agree with The Times in March 2021 who voted Wells as one of the best places to live. Alongside coastal scenery, wildlife and water sports, the town has a primary and secondary school – both rated Good by Ofsted - as well as a library, doctor's surgery and hospital providing a range of accessible and integrated health and well being services.





GROUND FLOOR RETAIL AREA

6.6m x 5.2m (21' 8" x 17' 1")

A spacious area with sunny westerly aspect with multi paned pedestrian door and shop window fronting Staithe Street. Staircase to first floor retail area with storage under. Emergency exit door, 3 radiators, shelved recess.

FIRST FLOOR RETAIL AREA

7.0m x 5.6m (23' 0" x 18' 4")

Twin windows to front and window to side. Staircase to second floor, door to walk-in storage cupboard, meter cupboard and a further cupboard housing the gas-fired central heating boiler, 2 radiators.

SECOND FLOOR OFFICE/STORAGE

6.00m x 3.50m (19' 8" x 11' 6")

Useful extra space offering various options, having restricted headroom due to eaves and Velux window providing natural light, radiator. Opening to further store room with Velux window.

CLOAKROOM

Wash basin and WC.

DIRECTIONS

From Belton Duffey's Wells-next-the-Sea office, head north along Staithe Street where you will see number 52 approximately 100 yards further up on the right-hand side, as indicated by the Belton Duffey 'For Sale' board.

OTHER INFORMATION

Mains water, mains drainage and mains electricity. Gas-fired central heating. EPC Rating Band n/a (Grade II Listed building).

North Norfolk District Council, Holt Road, Cromer, Norfolk, NR27 9EN. Rateable Value £10,500 (from 1 April 2023).

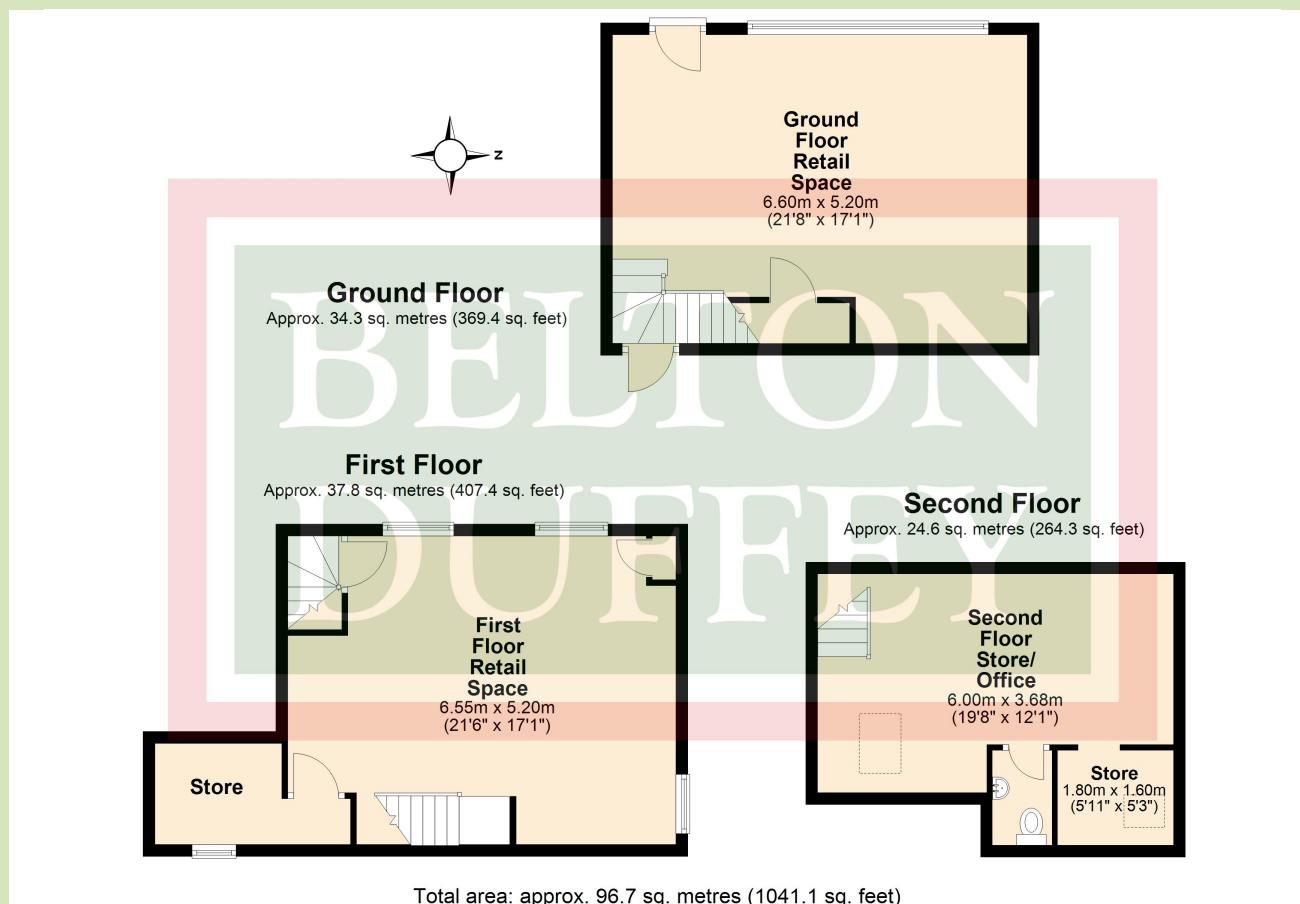
TENURE

This property is for sale Freehold.

VIEWING

Strictly by appointment with the agent.





BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.
T: 01553 770055
E: info@beltonduffey.com

3 Market Place,
Fakenham,
Norfolk, NR21 9AS.
T: 01328 855899
E: fakenham@beltonduffey.com

26 Staithe Street,
Wells-next-the-Sea,
Norfolk, NR23 1AF.
T: 01328 710666
E: wells@beltonduffey.com

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.

