

SPALDING

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CHARTERED SURVEYORS
PROPERTY ~ PROPERLY

FAKENHAM

01328 862396



RICS

WELLS-NEXT-THE-SEA

01328 710203

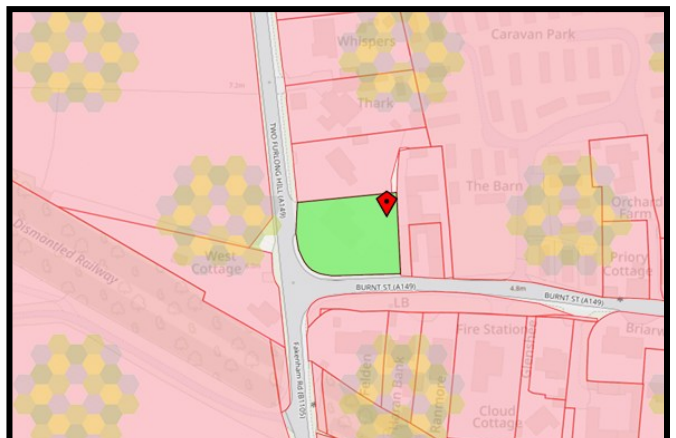
Funeral Parlour, Burnt Street, Wells-next-the-Sea, NR23 1HL - £400,000



Summary:

A great investment opportunity and a plot of land with re-development potential (subject to the existing lease and planning permission). The property comprises a long established funeral directors premises (formerly a petrol filling station) and it sits on a plot measuring approx. 1/3 of an acre (stms).

EPC Rating: D.



Description:

The existing building extends to approximately 1,700 sq. ft (157.9 sq.m.) standing on a site of about 1/3 of an acre (stms), with vehicular access from both Burnt Street and Two Furlong Hill.

The prominent location of the property on the south western edge of the town, about 1/2 a mile from the Quay, provides considerable potential for redevelopment, subject to the existing lease and planning consents.

The premises are currently let to Blyth & Sons Ltd (Trading as S. T. Sutton) under a lease expiring on 9th of September 2025, at a current rent of £11,712 per annum.

Services:

The premises are connected to mains electricity, water and drainage.

District Council:

North Norfolk - 01263 516071.

Rateable Value:

The premises are assessed for Uniform Business Rates, at a Rateable Value of £6,400.

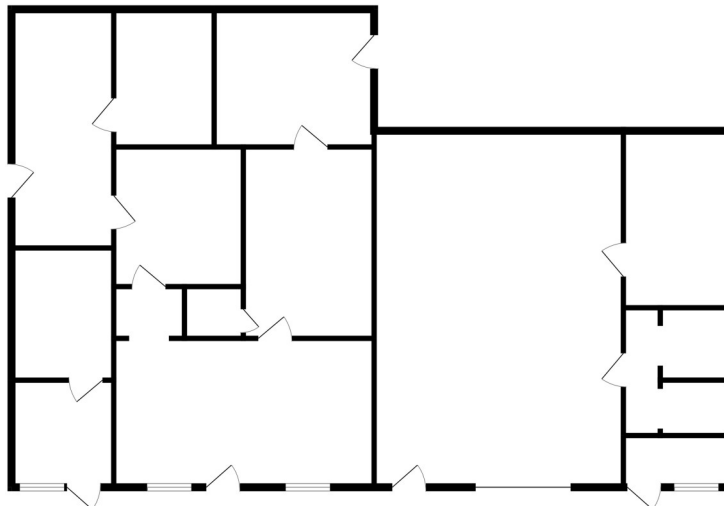
Viewing:

By appointment through the Sole Agents, Spalding & Co.,

Office Opening Hours: Monday - Friday: 9:00 a.m. - 5:00 p.m. and Saturday: 9:30 a.m. - 12:30 p.m.

Email - property@spaldingandco.co.uk

GROUND FLOOR
1700 sq.ft. (157.9 sq.m.) approx.



TOTAL FLOOR AREA: 1700 sq.ft. (157.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with AutoCAD 2025

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