

THE COAL SHED, LE STRANGE TERRACE, HUNSTANTON PE36 5AJ

GROUND FLOOR RETAIL PREMISES

- Overlooking the Seafront
- Next Door to Public Car Park
- Wheelchair Access
- Current Use Class Order F1(b)
- May Be Suitable for a Variety of Uses Subject to Relevant Planning Permission

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£6,000 P.A.X. | 23.8 sqm (256.18 sqft)

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

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LOCATION

The Seaside market town of Hunstanton is a popular and thriving coastal holiday resort with varying leisure and coastal amenities with a population of approximately 5,000 and situated on the North-West Norfolk coast. The town is accessed via the A149 from King's Lynn (16 miles) to the south, and the A149 from Cromer (42 miles) to the west.

The premises is Located along Le Strange Terrace one of the main access routes to the Town Centre, the Green and Seafront. It is also situated next to a large, public car park. Nearby amenities include restuarants, Coffee shop, fish & chip shops and amusement arcades.

DESCRIPTION

The property consists of a ground floor gallery. NOTE: There are no WC facilities, and the only services connected to property is mains electricity. There is a ramp to the front of the property providing wheelchair access. Current use Class Order F1 (b). However the property is considered suitable for a variety of uses subject to relevant planning permission.

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqm	Sqft
Ground Floor Area	23.8	256
Total NIA	23.8	256

SERVICES

Only mains electricity is available. The property has no water, toilets or gas.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

BUSINESS RATES

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property.

LEASE & RENTAL TERMS

The property is offered to let for a term to be agreed.

The tenant will be responsible for internal repair and decoration. The landlord is to be responsible for the any external repairs to the structure of the building maintenance for which a service charge will be levied on the tenant.

EPC

The property is a stand-alone building and under 50 sqm it is exempt

from an EPC rating.

VAT

It is understood that VAT is applicable.

INSURANCE

The landlord will insure the building structure against all perils and recover the premium from the tenant. The tenant will be responsible for insuring the contents of the building. The tenant will indemnify the landlord against all claims arising from the use of the premises.

LEGAL COSTS

The in-going tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease which will be £750 plus VAT.

VIEWING AND FURTHER INFORMATION

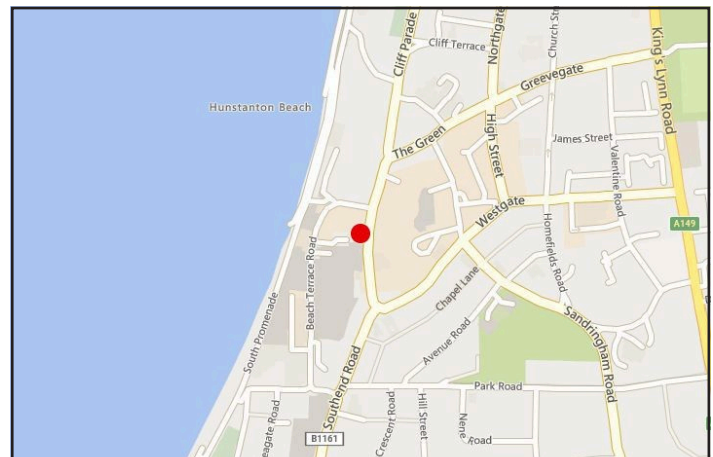
Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

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