


DIRECTIONS

Leaving Kings Lynn heading towards Hunstanton, at the Knights Hill Hotel roundabout take the 1st exit signposted Hunstanton onto the A149, continue along this road and at the roundabout take the 1st exit, A149 towards Hunstanton, next roundabout take the 1st exit A149, on entering Hunstanton, at the roundabout take the 3rd exit, onto the A149 continue along past the Smithdon High School on the right then take the 3rd left hand turn on Greevegate, 3rd left onto High Street where the Witleys Shop can be found on the left hand side.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive	
		2002/91/EC	

NOTES FOR PURCHASERS:

MEASUREMENTS: All measurements quoted are approximate.

DRAWINGS/ SKETCHES/ PLANS: This representation is provided for general guidance and is not to scale.

VIEWING: If travelling some distance to view this property, and there are any points which you wish to discuss prior to your journey please contact our office and we will be pleased to help. We always endeavor to make our sales details as accurate and reliable as possible.

MONEY LAUNDERING: Under the Protection Against Money Laundering and the Proceeds of Crime Act 2002, we must point out that any successful purchasers who are proceeding with a purchase will be asked for proof of identification and current residency.

PHOTOGRAPHS: Photographs are reproduced for general information and it must not be inferred that any items are included for sale with the property, unless specified within these particulars.

IMPORTANT NOTICE: The services, central heating system, together with any appliances included in these particulars have not been tested by the agents and therefore cannot be guaranteed to be in full working order. We advise all prospective purchasers to employ their own independent qualified experts prior to purchase, as we are not qualified to express an opinion on these matters and therefore take no responsibility for their suitability or function.



22 High Street Hunstanton Norfolk PE36 5AF

SHOP PREMISES WITH STORE ROOMS ABOVE - REQUIRES REFURBISHMENT

Hunstanton

Gude Price £90,000 Freehold

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Starting Bid £90,000 Welcome to this charming property located on High Street in the picturesque coastal town of Hunstanton. This shop, previously run as a newsagents and stationers, offers a fantastic opportunity for those looking to establish their business in a prominent location. Situated in the heart of High Street, this retail unit benefits from high visibility and foot traffic, making it an ideal spot to attract customers. The store rooms above provide ample space for storage or potential expansion, allowing you to make the most of the property's layout. While the property requires refurbishment, this presents a wonderful chance for you to put your own stamp on the space and create a unique shopping experience for your customers. Imagine the possibilities of transforming this shop into a thriving business that caters to the needs of the local community and visitors alike. With Hunstanton's coastal charm right at your doorstep, you can enjoy the beauty of the seaside while running your business in this vibrant town. Whether you're looking to start a new venture or expand an existing one, this property offers endless possibilities in a sought-after location. Don't miss out on this exciting opportunity to own a retail unit in a prime position on the High Street. Embrace the potential of this property and turn your business dreams into reality in the heart of this bustling coastal town.

GROUND FLOOR SHOP

STORE ROOM

REAR LOBBY & W.C.

FIRST FLOOR HALL

W.C

STORE 1

STORE 2

STORE 3

STORE 4

35'2 max x 20'9 max (10.72m max x 6.32m max)

9'4 x 7'5 (2.84m x 2.26m)

8'2 x 7'6 (2.49m x 2.29m)

12'8 x 5'2 (3.86m x 1.57m)

5'9 x 2'11 (1.75m x 0.89m)

10'10 x 10'9 (3.30m x 3.28m)

11'2 x 9'2 (3.40m x 2.79m)

8'8 x 7'6 (2.64m x 2.29m)

9'6 x 7'2 (2.90m x 2.18m)

