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# BIRDS

## ESTATE AGENTS

ESTABLISHED 36 YEARS

62 Westgate  
Hunstanton  
Norfolk  
PE36 5EL



5 JUBILEE COURT  
HUNSTANTON ROAD  
DERSINGHAM  
PE31 6HH

To Let: £600 pcm (£7200 pa)

available April 2025

New Lease with terms to be agreed



A modern lock-up premises in a village location  
with ample parking

No 5 is on the main road side of the complex and is suitable for a variety of uses. Jubilee Court has a selection of business including a pharmacy, dental surgery, veterinary clinic, opticians, accountants, dog groomers and a beauty and tanning business. Dersingham is a thriving village on the edge of the Sandringham Estate and approximately 6 miles from Kings Lynn with it's main line railway station, regular bus services to Hunstanton and Kings Lynn.

SERVICES: MAINS WATER AND ELECTRICITY  
RATEABLE VALUE: £6900 ( RATE RELIEF AVAILABLE)



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

**Main Room: 18'x14'10" (5.51x4.56)**  
bay window, storage heater, loft access.

**Room 2: 8'3"x7'6" (2.53x2.32)**  
opening to main room, storage heater

**Small Kitchen:**  
double cupboard with sink unit, hot water heater.

**Cloakroom:**  
hand basin with hot water heater, wc.

New lease available terms to be agreed.

