

**For Sale****Freehold**

COMMERCIAL PREMISES to suit a Variety of Uses
 e.g. Showroom etc (stp) on a PLOT of c. 0.36 acres (stms)
VILLAGE CENTRE – HEACHAM
“Strong potential for RESIDENTIAL REDEVELOPMENT”
 (subject to planning)



26 Station Road, Heacham, King's Lynn, Norfolk, PE31 7EX

Folio: S/895tc

- 2,024 sq ft/188 sm
- **PRIME LOCATION** in the centre of popular & large West Norfolk coastal village of Heacham – convenient access to a wide range of local amenities and within a short drive of the “North Norfolk” coastline
- Plot Length: 68.8m/225ft x Plot Width: 21.6m/70ft all measurements are approx. only & stms

GUIDE PRICE: £385,000



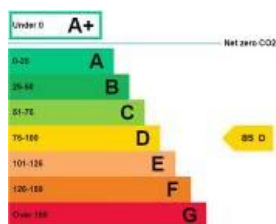
Location Heacham is a desirable West Norfolk coastal village situated around 3 miles to the South of Hunstanton and around 14 miles to the North of King's Lynn. This large village is active with a variety of local amenities including small high street, supermarket, medical practice, golf club, pubs and social club. The area also serves various busy holiday parks nearby. Placed conveniently just off the a149 coast road, Heacham boasts sandy beaches with stunning views over The Wash and a paved promenade walk through to neighbouring Hunstanton.

Description 26 Station Road is a single storey commercial premises with origins as a garage and then workshop before becoming a funeral parlour many years ago. Internally the property extends to circa 2,024sq.ft. comprising of offices and warehouse storage. The building is set back affording a hard surfaced front parking area with a driveway to the side leading to a large amount of ground at the rear. Rear vehicular access into the building. The premises and large plot would suit a variety of commercial uses e.g. retail showroom etc (subj to planning).

RESIDENTIAL DEVELOPMENT POTENTIAL: Given the centre of the village location and being situated adjacent to residential dwellings it is considered that there is potential for wholesale or part residential development. (Note; Applicants must take their own independent advice and should make their own enquiries of the relevant Authorities).

Accommodation

Reception - 17' 8" x 9' 2" (5.38m x 2.79m)
 Front L/H Office - 10' x 9' 2" (3.05m x 2.79m)
 Kitchen / Staff Room - 17' x 11' 3" (5.18m x 3.43m) (max)
 Middle Office - 17' 4" x 10' 10" (5.28m x 3.3m)
 Ancillary Stores - 14' 9" x 11' 3" (4.5m x 3.43m)
 Garage / Store - 40' 3" x 28' 5" (12.27m x 8.66m)



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IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

Business Rates The VOA website indicates a current Rateable Value of £8,600. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

EPC Band D

Viewing Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

VAT The purchase price is quoted net of VAT, if applicable.

Anti-Money Laundering Directive: Prospective purchasers will be required to provide the usual PROOF OF IDENTITY documents at the stage of agreeing a subject to contract sale.

OFFER REFERENCING: Applicants who wish to put forward subject to contract offers agree to the selling agents, LANDLES, making the usual enquiries in respect of chain checking, to provide evidence of a lenders mortgage application in principal note, and to provide proof of funds on request, etc.

Privacy Statement: The LANDLES Privacy Statement is available to view online or upon request.

SUBJECT TO CONTRACT: ALL NEGOTIATIONS IN RESPECT OF THIS PROPERTY REMAIN SUBJECT TO CONTRACT AT ALL TIMES. Please read the IMPORTANT NOTES included on these Particulars.



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