



## AN OPPORTUNITY TO RENT A GOOD SIZED STORAGE UNIT IN WELLS-next-the-SEA.

WELLS-next-the-SEA | NORTH NORFOLK

A good opportunity to occupy these attractive and well located premises in one of north Norfolk's most popular coastal towns.

**BROWN & CO**

GUIDE £4,000 pa



## DESCRIPTION

This workshop/storage unit is an attractive and Grade II Listed property with good access to Burnt Street and just a short distance from the town centre.

Internally the accommodation has a wealth of charm and character and comprises a large workshop/storage area on the ground floor with access through garage doors as well as a separate pedestrian access with a small store. The first floor is reached via steep steps and provides two further rooms. Outside there is a small area suitable for offroad parking.

## LOCATION

Full address: Unit at Ostrich House, Burnt Street, Wells-next-the-Sea, NR23 1HP

The property is located on the north side of Burnt Street close to the towns main retail area with The Quay not far beyond. The property shares an access with Ostrich House.

Wells-next-the-Sea is a popular coastal town well known for its quayside and attractive beach. Nearby attractions include the Holkham Estate with the renowned village of Burnham Market beyond.

The town is located about 10 miles north of the market town of Fakenham. The cathedral city of Norwich is about 35 miles south whilst Kings Lynn is about 30 miles south west.

## ACCOMMODATION

Name	Sq M	Sq ft
Ground Floor	92.2	992
First Floor	63.2	680
<b>Total</b>	<b>155.4</b>	<b>1672</b>

These measurements are approximate.

## VAT

It is understood that VAT is not applicable.

## EPC

Band D

## RATEABLE VALUE

The building is currently not rated.

## TENURE

Leasehold.

A new head lease for the premises is available on fully repairing and insuring terms with the length and other terms to be determined.

## VIEWING & FURTHER INFORMATION

Strictly by appointment with the sole letting agent:-

### Brown & Co

1A Market Place  
Holt  
Norfolk,  
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### Tom Cator

01263 713143  
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