



42 High Street, Hunstanton PE36 5AF

TO LET £22,000 pax

Prominent High Street Premises

- Landmark Building in Hunstanton
- Prominent Corner Location
- Busy Junction of High Street and Greevegate
- Suitable for a Variety of Alternative Uses Subject to Planning

331.45 sqm (3,568 sqft)

Alex Brown

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BROWN & CO
Property and Business Consultants

brown-co.com

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 property is prominently located at the junction of the busy High Street, the prime retail area of the town, with Greevegate. No42 is situated directly opposite the town's Heritage Centre and the popular Norfolk Deli Café just down from Costa Coffee with both national and local retailers nearby including Londis, Post Office, Boots, Specsavers, Hughes, QD and a range of local cafes and gift shops.

Description

The property is currently laid out to provide what was previously an open plan banking hall with individual meeting rooms off. Stairs are located at the rear and lead to the upper floors which comprise a variety of offices, staff room / kitchen and storage space.

The basement comprises of storage, cloakrooms and a large walk-in vault. The western elevation is currently let as flats and excluded from the demise.

We understand the property falls under class E and therefore lends itself to a variety of uses. We would advise interested parties to speak with the Local Planning Authority regarding the current use and potential for other uses.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor	149	1,604
Basement	67.81	730
First Floor	46.45	500
Second Floor	45.52	490
Third Floor	22.67	244
Overall	331.45	3,568

Services and Notes

Main water, electricity and drainage are connected. 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 to confirm the Rates Payable:

Rateable Value (1 April 2023)	£22,750
Rates payable for 2024/2025	£11,352.25

Terms

The property is offered to let on a new effective full insuring and repairing lease for a minimum term of years to be agreed. Please note that any lease will be subject to a satisfactory credit reference check.

VAT

VAT will not be charged upon the rent.

Service Charge

There is an ad hoc service charge payable to cover the maintenance and repairs of common parts, structure and exterior.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC

The property has a rating of C expiring 2033.

Viewing

Strictly by appointment with the letting agent:-

Alex Brown

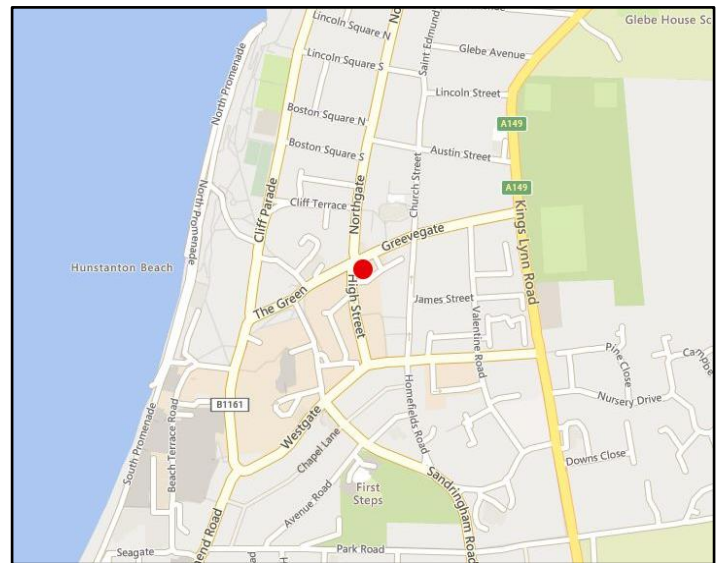
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