



21-25 HIGH STREET, HUNSTANTON, NORFOLK, PE36 5AB

MIXED USE COMMERCIAL/RESIDENTIAL INVESTMENT

- Two retail units, one café and two flats
- Currently producing £36,800 per annum exclusive
- Popular Norfolk coastal town
- Scope for significant rental growth

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FOR SALE £575,000 | 446.56 sq m (4,807 sq ft)

Property and Business Consultants
brown-co.com

Location

The market town of Hunstanton is a popular and thriving coastal holiday resort with many amenities and facilities and is renowned for its unique striped cliffs and is the only west facing resort on the east coast.

The building is prominently located close to the centre and seafront of the popular and well-served west Norfolk coastal town.

Description

21-25 High Street, Hunstanton comprises a convenience store and post office, a lock-up shop selling household goods and gifts, together with a first floor flat and a teashop/café together with a first and second floor flat. The three properties are let on separate commercial leases.

Accommodation

The property provides the following net internal floor areas:

21 High Street	Sq m	Sq Ft
Sales Area including Post Office	187.84	2,022
Ancillary (Office, Spirit Store, Kitchen, Two Further Stores)	61.22	659
Total (GIA)	249.06	2,681

23 High Street	Sq m	Sq Ft
Sales Area	36.23	390
Kitchen	5.30	57
Total	41.53	447

Flat Above 23 High Street	Sq m	Sq Ft
Ground Floor	8.92	96
First Floor	35.11	378
Total	44.03	474

Teashop at 25 High Street	Sq m	Sq Ft
Café	38.00	409
Kitchen/Food Prep	8.36	90
WC	-	-
Lobby	-	-
Total	46.36	499

Flat Above Copper Kettle and Adjoining Premises	Sq m	Sq Ft
First Floor	31.21	336
Second Floor	34.37	370
Total (GIA)	65.58	706

Services

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

Business rates will be the responsibility of the occupier. The premises have the following assessment:-

Description	21 High St	23 High St	25 High St
Rateable Value (from 1 st April 2023)	£46,000	£7,900	£9,100
Rates payable for 2023/2024	£22,954	£0*	£0*

*The rateable value is below the minimum value threshold and an occupier may therefore be eligible for full rates relief.

Price

The freehold is available to purchase and offers are inviting offers of and around **£575,000**, subject to and with the benefit the current tenancies.

Tenure

The premises are offered freehold subject to and with the benefit of the tenancies referenced in the below schedule.

Legal Costs

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

EPC Rating

The properties have the following EPC ratings:

21 High Street – EPC Rating D

23 High Street – EPC t.b.c

25 High Street – EPC t.b.c

VAT

The property is elected for VAT and it is proposed the transaction be treated as a Transfer of a Going Concern. Further details on application.

Viewing & Further Information

Strictly by appointment with the sole letting agent:-

Brown & Co

The Atrium
St George's Street
Norwich, NR3 1AB
Tel: 01603 629871

Anna Smith

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Agents Note

A rent review notice has been served on the tenant of 21 High Street at a value of £42,000 per annum exclusive.

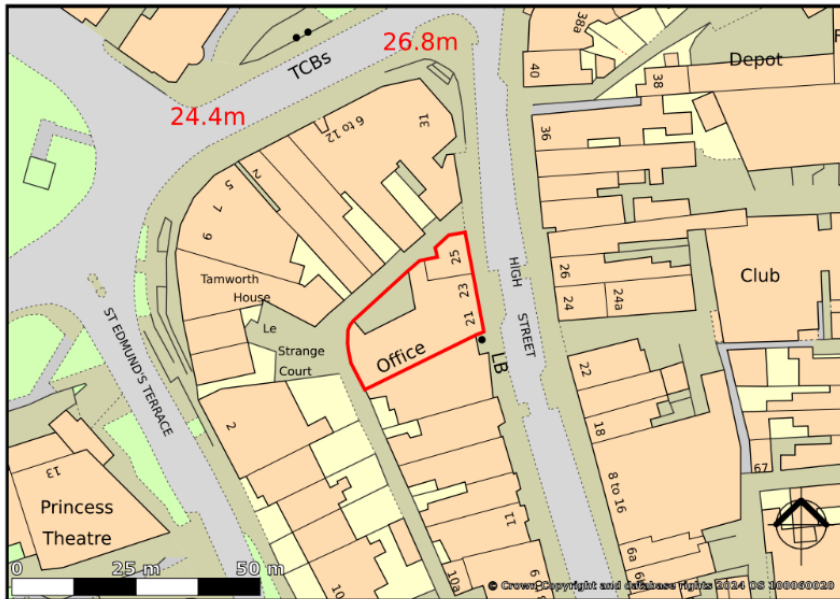
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TENANCY SCHEDULE

21-25 High Street, Hunstanton, PE35 5AB

DEMISE	TENANT	USE	RENT (Per Annum)	LEASE START	TERM	LEASE EXPIRY	RENT REVIEW	BREAK CLAUSE	1954 ACT
21 High Street	Mr S Odedra	Retail (Class E)	£15,000 (RR notice served £42,000)	14/08/2016	20 years	13/08/2036	13/08/2021	-	Included
23 High Street	Ms Ciriello	GF Retail (Class E) FF & GF Flat	£10,000	03/07/2020	5 years	02/07/2025	-	13/07/2023	Included
25 High Street	Ms Bishop	GF Café (Class E) FF & SF Flat	£11,800	01/04/2012	15 years	31/03/2027	31/03/2016 31/03/2020 31/03/2024	-	Included



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Plotted Scale - 1:1,250



