

TO LET

**Ideal Business Start– up Opportunity
Second Floor Office Accommodation**

2 Northgate

Hunstanton, Norfolk, PE36 6BA



Town Centre Location

**TO LET– Inclusive of Heat, Light & Business Rates
£9,360 p.a. (£180.00 per week)**

Introduction:

Cruso & Wilkin are delighted to offer their second floor A2 office premises plus one room on the first floor (approx. 500ft²) To Let, on terms to be agreed, situated on Northgate above our Cruso & Wilkin Offices. Ideally suited to the use as a Business Start-up Accommodation or Professional Offices.

Location & Situation:

The office premises are situated at the southern end of Northgate where it converges with Greevegate and lies adjacent to the High Street. Other traders in this part include:- Warehouse Clearance Shop, Hunstanton Hardware etc.,

The popular tourist town of Hunstanton is home to a number of local, regional and national stores; the property is suitably located within easy distance of the town centre. Hunstanton benefits from its seaside destination, renowned Fish & Chip shops and tourist attractions. It also benefits from the local and regional bus services from the bus station off St. Edmunds Terrace.

Description:

Second floor office accommodation comprising of three rooms, separate business access to front.

There are shared staff facilities including ground floor Kitchen and Staff Toilets.

By separate arrangement with the Landlords, the "Cruso & Wilkin Boardroom" could be made available for "one off meetings".

Lease:

The property is offered effectively on an internal repairing and decorating arrangement, for a term to be agreed by the parties.

Rent reviews at 3 yearly intervals (upwards only). Possession is immediately available subject to negotiation and contract.

Rent:

Guide rental at an initial sum of £9,360.00 per annum inclusive (£180.00 per week)

(i.e. the rent includes electricity, heating, insurance premium and contribution towards business rates).

Accommodation:

The premises offer accommodation having the following approximate dimensions:

First Floor	Rear Office Room : 3.7m x 2.3m (12.27ft x 7.77ft) Rear Toilet with hand wash basin and W.C.
Second Floor -	Front Office Room 1: 4.2m x 3.9m (13.77ft x 12.79ft) coastal views Front Office Room 2: 2.3m x 2.8m (7.54ft x 9.18ft) coastal views Rear Office Room 3: 4.4m x 3.5m (14.43ft x 11.48ft)
Ground Floor -	Shared toilet facilities Shared kitchen Front door to access lobby, reception, common access corridor with stairs to first and second floors.

Services:

The property is currently serviced with mains water, electricity, gas and drainage.

Access:

The property benefits from access directly off the High Street. No parking facilities are offered with the offices.

Legal Costs:

The ingoing tenant is to be responsible for the Landlords legal costs incurred in connection with the preparation of the lease documentation.

Surety:

Please note that prospective tenants will be obliged to provide references and surety or guarantor.

VAT:

The above terms are quoted net of VAT if applicable.

Agents Declaration:

In accordance with the Estate Agents Act 1979, we declare that the property is owned by partners of Cruso & Wilkin.

Viewing:

Strictly by prior arrangement.

Cruso & Wilkin: telephone: 01553 691691

Alex Ison - email: ai@crusowilkin.co.uk

Details revised: July 2023

SUBJECT TO CONTRACT / VACANT POSSESSION

File No: AI/354/30

IMPORTANT NOTICE

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose Agents they are, give notice that all statements contained in these particulars as to this property are made without responsibility on the part of Cruso & Wilkin, their joint Agents or the Vendors or Lessors.

These particulars are set out as a general outline for the guidance of intending Purchasers or Lessees, and do not constitute any part of an offer or contract.

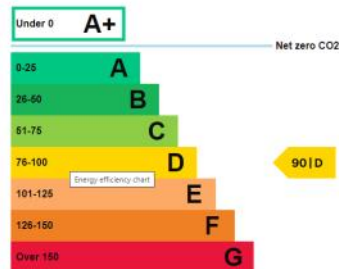
All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given in good faith and are believed to be correct as at the date of the particulars. However potential purchasers or Lessees are not entitled to rely on them as statements or representations of fact but should satisfy themselves by searches, enquiries, Surveys and inspections or otherwise with regards to the accuracy of such details.

Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings nor appliances which pass through, in, on, over or attached to the property (whether referred to or not within these particulars).

No person in the employment of Cruso & Wilkin has any authority to make or give any representations or warranty, express or implied whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property.

Energy efficiency rating for this property

This property's current energy rating is D.

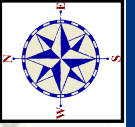


Properties are given a rating from A* (most efficient) to G (least efficient).

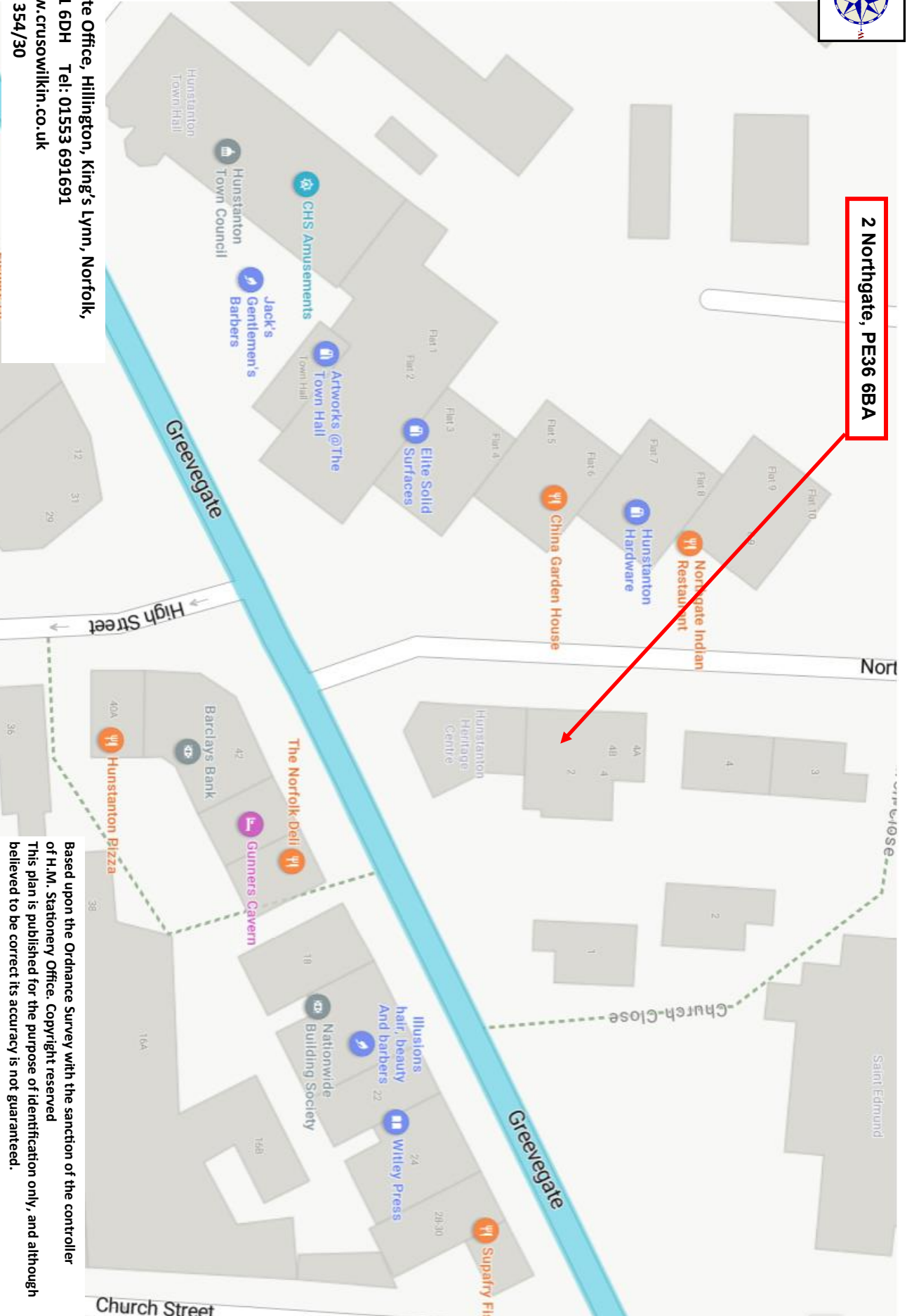
Properties are also given a score. The larger the number, the more carbon dioxide (CO2) your property is likely to emit.

Second Floor view towards front





2 Northgate, PE36 6BA



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Ref: 354/30

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