

# *Commercial Unit, 63a High Street, Little Walsingham*

Commercial Space To Let



Cruso & Wilkin

An opportunity to let a commercial unit located in the village of:  
*Little Walsingham, Norfolk.*



#### Summary

- Approximately 892.60 sq ft (82.90 sq m) in size
- Suitable for a variety of commercial uses, previously used as an antique shop
- Situated in the village of Little Walsingham between Fakenham 5 miles and Wells-Next-Sea 6 miles.
- Available now

Situated between the historic market towns of Fakenham, known for its weekly market, independent shops, and Wells-next-the-Sea.

The village of Little Walsingham attracts visitors throughout the year, for its religious significance and the popular snowdrop walks during the winter. The light railway operates throughout the Summer season, bringing a stream of visitors to and from Wells-next-the-Sea. Little Walsingham also has a strong sense of community, and is home to a number of well-established local businesses, which benefit from a range of facilities.





Location Plan

### Location

Little Walsingham is situated close to the North Norfolk coast between the popular Market towns of Fakenham and Wells-next-the-Sea.

*Little Walsingham is located approximately 5 miles north of Fakenham and 6 miles south of Wells-next-the-Sea*



Nearest Postcode NR22 6BZ [///dramatic.makeup.graced](http://dramatic.makeup.graced.com)

### Services

The site is connected to water and electricity. The tenant will be responsible for all outgoings.

### Use

The unit comprises of two good-sized rooms with traditional features, suitable for a range of commercial uses.

Parties should make their own enquiries to ensure their required use is accepted.

The tenant will be responsible to satisfy themselves with regard to planning.

### Parking

There is off-road parking available with this commercial unit for a few cars. The access is shared with neighbouring properties, shown as area shaded blue on the site plan.

### Viewing Arrangements

Strictly by prior arrangement with the Landlord's agents only. Further information is available upon request.

### Description

The property offers 1 spacious room and 2 further smaller rooms with an additional shed to the side of the property.

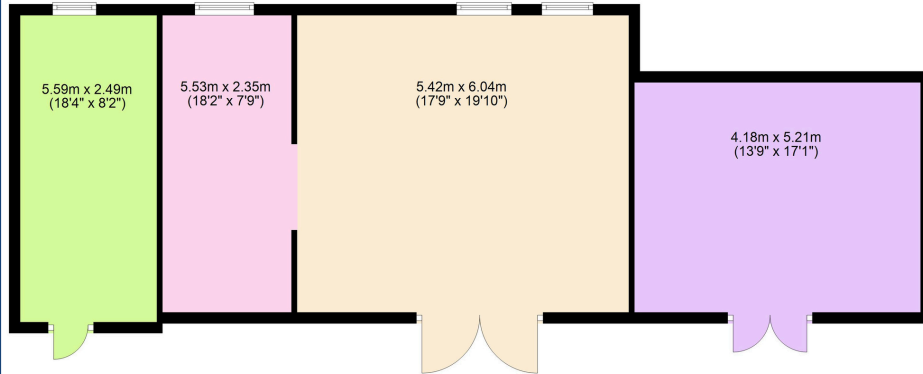
The site measures approximately 892.6 sq ft and is accessed either from a short walk from the Mill Car Park, or off the High Street heading towards the Mill Car Park.

### Rates and Rent

The building has been assessed for rates in the past, and has been designated as workshop and premises. Full terms of occupation are available upon request and subject to negotiation. Rent is depending upon agreement terms, contracted out of the Landlord and Tenant Act 1954 security of tenure provisions.

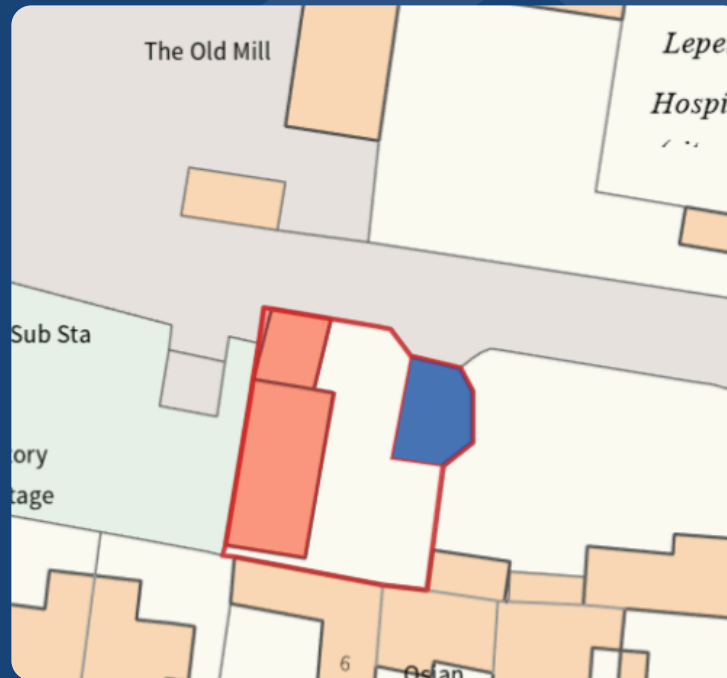
### Ground Floor

Approx. 82.9 sq. metres (892.6 sq. feet)



Total area: approx. 82.9 sq. metres (892.6 sq. feet)

Site Plan



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#### Money Laundering Regulations

Under the provisions of the Money Laundering, Terrorist Financing and Transfer of Funds (Information on the Payer) Regulations 2017, Purchasers are required to identify themselves and provide (a) photographic ID and (b) proof of address, together with proof of funds on acceptance of an offer.

#### Important Notices

These Property details are set out as a general outline only and do not constitute any part of any offer or contract. Any services, equipment, utilities, fixtures or fittings have not been tested and no warranty is given or implied that these are in working order. All measurements, distances and areas are approximate and for guidance only. Prospective parties are advised to check measurements for any particular purpose.

No assumptions should be made with regard to photographs. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition. Descriptions of the property are subjective and are used in good faith as an opinion and not a statement of fact. All statements contained in these particulars as to the property are made without responsibility on the part of Cruso & Wilkin or the Vendors.

**Cruso & Wilkin**