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BIRDS

ESTATE AGENTS

ESTABLISHED 37 YEARS

62 Westgate
Hunstanton
Norfolk
PE36 5EL



22 GREEVEGATE
HUNSTANTON
PE36 6AA

FOR SALE: £190,000
FREEHOLD



Commercial premises close to the
town centre occupying two floors

DOUBLE DISPLAY WINDOWS
GROUND FLOOR SALES AREA -
APPROXIMATELY 640 SQ.FT (59 SQ.M)
OFFICE • KITCHEN/STORE • CLOAKROOM WITH WC •

FIRST FLOOR SALES AREA -
APPROXIMATELY 515 SQ. FT (48 SQ.M)
STOCK ROOM - APPROXIMATELY 110 SQ.FT (10 SQ.M)



TO VIEW: PLEASE CONTACT THE OFFICE TO ARRANGE AN INSPECTION

22 Greevegate consists of a two storey Victorian terraced property in a prime location close to the High Street, opposite St Edmund's church, and not far from the sea-front on one of the main tributary roads leading from the A149 coast road to the town centre.

The property has previously been used for clothes retail, offices, currently hair, beauty and babers it has been rewired through out with electric heating, strip lighting and burglar alarm.

Originally the first floor was a flat with access to the rear.

GROUND FLOOR SALES SHOP 21FT FRONTAGE (6.40M)

Average width approximately 19'9"x32.3" depth (6.02x9.83)

Overall approximately 640 sq.ft. (55.74 sq.m), staircase to the first floor with cupboard under, good size picture windows and Recessed Porch.

Office 13'x8' (3.96x2.43) located at the rear.

Rest Room/Kitchen: 17'x6'9" (5.18x2.05)

single drainer stainless steel sink unit, electric water heater, rear entrance door.

Cloakroom:

with hand basin with electric water heater and wc suite.

FIRST FLOOR SALES SHOP 19'8"X26'10" DEPTH (5.99X8.17)

Approximately 515 SQ.FT. (48 SQ.M), loft hatch, bay window with Sea Views and outlook at the front to St Edmund's church.

Room: 17'x6'8" (5.18x2.03)

Double glazed door to external staircase to ground floor and rear access lane.

SERVICES:

Mains water (meter), electricity ('Economy 7') and drainage. Partial electric panel heating.

NB: the current tenant has a lease until November 2028, tenant has indicated that they are looking to vacate in the near future.

