



Tenure

Freehold.

Location

The seaside town of Hunstanton is located on the north Norfolk coast on the A149, approximately 16 miles north of King's Lynn and 45 miles north-west of Norwich. The town is a popular tourist location particularly in the summer months.

The property is situated in the town centre in a prominent position fronting Westgate opposite a new development of 31 retirement flats. The junction with High Street is nearby, as are a public car park and the bus station. Occupiers close by include Co-op Funeral Care, William H Brown and Abbotts Countrywide estate agents and a selection of local retailers.

Description

The property is arranged on ground and two upper floors to provide a double fronted shop with two self-contained flats above, which are accessed from the rear. There is also a separate storage building at the rear, which is let with the shop.

VAT

VAT is applicable to this lot.

Documents

The legal pack will be available from the website www.allstop.co.uk

Energy Performance Certificate

Commercial EPC Rating 35 Band D (Copy available on website).
For Residential EPCs please see website.

Viewings

There will be a block viewing held prior to the auction. If you would like to attend you must register with us in advance. Please email viewings@allstop.co.uk with the name and mobile number of each party wishing to attend, photographic ID will be required on the day.
In the subject box of your email please enter **Lot 148 Hunstanton**.

Floor	Present Lessee	Accommodation	Lease Terms	Current Rent £ p.a.	Next Review/ Reversion
Ground Floor	The National Council of Young Men's Christian Associations (Incorporated) (YMCA)	Gross Frontage 13.9 m Net Frontage 12.3 m Shop Depth 9.0 m Built Depth 20.5 m Rear Storage	(45' 7") (40' 4") (29' 6") (67' 3") 10 years from 24.06.2013 Rent review in the 5th year Mutual option to break in 2018 on 9 months' notice FR & I with exclusions	£16,000 p.a.	Rent Review 2018
Flat 2	Vacant	First and Second Floor Flat – Not inspected	–	–	–
Flat 4	Individual	First and Second Floor Flat – Not inspected	Periodic Monthly Assured Shorthold Tenancy from 01.06.1993	£4,020 p.a.	

Total £20,020 p.a.

Hunstanton

44-46 Westgate

Norfolk

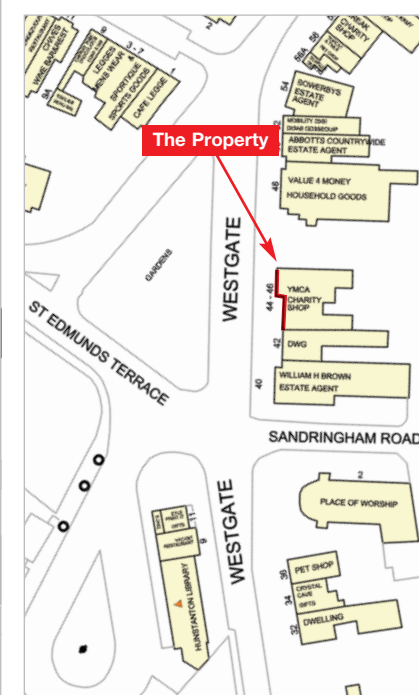
PE36 5EL

- **Freehold Shop and Residential Investment**
- Shop let to YMCA
- One flat offered with vacant possession
- Second let on an Assured Shorthold Tenancy
- Town centre location
- Shop Rent Review 2018
- Total Current Rents Reserved

£20,020 pa

plus vacant possession of 1 flat

SIX WEEK COMPLETION AVAILABLE



Prospective buyers are strongly advised to read the Auctioneers' Notices Part One and Part Two and all applicable conditions of sale and addenda

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