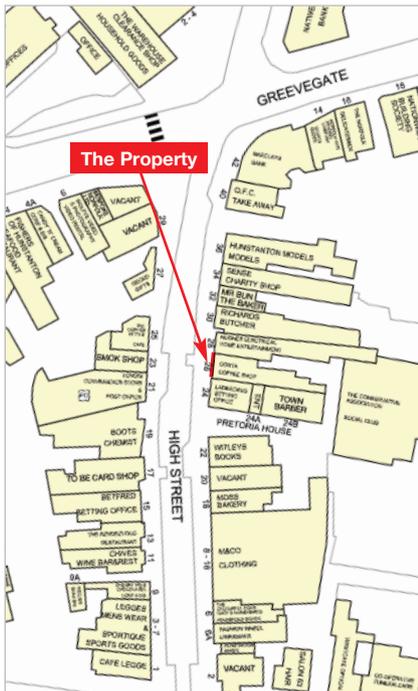


Hunstanton
26 High Street
Norfolk
PE36 5AF

- Freehold Coffee Shop and Residential Investment
- Shop trading as Costa Coffee
- Town centre location adjacent to Ladbrokes
- Comprises a coffee shop with self-contained maisonette above let on an overriding lease
- No VAT applicable
- Current Rent Reserved
£16,750 pa

SIX WEEK COMPLETION AVAILABLE



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 located on the eastern side of the High Street, in between its junctions with Greevegate and Westgate, within the heart of the town centre.
Occupiers close by include Ladbrokes (adjacent), Londis (opposite), Boots the Chemist, Betfred, M&CO and Barclays, amongst others.

Description
The property is arranged on ground and two upper floors to provide a coffee shop with a self-contained maisonette above, which is accessed from the rear. The property benefits from an outdoor seating area to the front.

The property provides the following accommodation and dimensions:

| | | |
|---|-----------|---------------|
| Gross Frontage | 5.5 m | (18' 0") |
| Net Frontage | 4.8 m | (15' 9") |
| Shop Depth | 20.5 m | (67' 3") |
| Built Depth | 27.5 m | (90' 3") |
| Ground Floor Sales | 93.4 sq m | (1,005 sq ft) |
| First and Second Floor Maisonette – 3 Rooms, Kitchen, Bathroom | | |

Tenancy
The entire property is at present let to AIMES LTD (t/a Costa Coffee) for a term of 10 years from 7th November 2014 at a current rent of £16,750 per annum. The lease provides for a rent review in the fifth year of the term and contains full repairing and insuring covenants. There is a tenant's option to break in the sixth year of the term.

VAT
VAT is not applicable to this lot.

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

Energy Performance Certificate
For EPC Rating please see website.