



4 NORTHGATE, HUNSTANTON, NORFOLK, PE36 6BA

GROUND FLOOR RETAIL PREMISES TO LET

- Ground Floor Class E Unit
- Suitable for a Variety of Uses STP
- Just off Main High Street
- Available Immediately For Summer Season

£10,000 P.A.X. LEASEHOLD | 33.89 Sqm (365 sqft)

Alex Brown

Brown & Co

T: 01553 605751

E: Alex.Brown@brown-co.com

Ruby.Goodchild@brown-co.com

Brown & Co

T: 1553 605754

E: Ruby.Goodchild@brown-co.com

King's Lynn

Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ

T 01553 770771 | E kingslynncommercial@brown-co.com

BROWN & CO

LOCATION

The seaside market town of Hunstanton is a popular and thriving coastal holiday resort with varying leisure and coastal amenities with a population of approximately 5,000 and situated on the North-West Norfolk coast. The town is accessed via the A149 from King's Lynn (16 miles) to the south, and the A149 from Cromer (42 miles) to the west.

The property is situated on Northgate, just off Greevegate and within very close proximity to the High Street. 4 Northgate sits adjacent to Cruso & Wilkin and directly opposite a mixed commercial parade comprising offices, shops and restaurants, including Vertex Architecture, Warehouse Clearance Shops, Hunstanton Hardware, and both Indian and Chinese restaurants.

A range of national retailers are located nearby on the High Street, including Londis, the Post Office, Boots, Specsavers, Hughes and QD, alongside numerous local cafés and gift shops.

DESCRIPTION

The ground floor retail space comprises a ground floor Class E premises, previously occupied for a significant period as a men's clothing shop. The property offers an open plan retail area with display window, along with a good-sized kitchen, W/C, and rear store. One parking space is provided to the rear.

ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqft	Sqm
Shop	329	30.56
Ancillary	36	3.33
Total NIA	365	33.89

SERVICES

We understand that mains water, electricity and drainage are connected to the property.

BUSINESS RATES

The property may benefit from Small Business Rates Relief which may reduce the rates payable. Please contact the Local Authority for more information.

LEASE & RENTAL TERMS

The property is offered To let by way of effective full repairing and insuring lease on terms to be agreed.

EPC

The EPC has been instructed, awaiting result.

VAT

It is understood that VAT is applicable to rent.

LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

VIEWING AND FURTHER INFORMATION

Strictly by appointment with the Letting Agent.

For further information or to arrange a viewing please contact:

AGENT

Alex Brown
01553 605751
Alex.Brown@brown-co.com

Ruby Goodchild
01553 605754
Ruby.Goodchild@brown-co.com



IMPORTANT NOTICES

Brown&Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown&Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/Imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown&Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown&Co for any error, omission of mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Basic Payment Scheme eligibility of any land being sold or leased. 8. Brown&Co is the trading name of Brown&Co - Property and Business Consultants LLP. Registered Office: The Atrium, St Georges St, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092.18/05/2026