



FOR SALE

Freehold

**The Substantial Ground Floor Retail Unit with Sizeable
4 Bedroom Flat Over, in Centre of Heacham Village**

“Potential for division into separate letting units”



- Ground Floor Retail Unit with Stores – Approx. 5,020 sq.ft.
- Large 4 Bedroom Flat to First Floor – Approx 2,355 sq.ft. plus Balcony
- Prominent location with on street parking

GUIDE PRICE: £385,000 (ex VAT)

48-52 Station Road

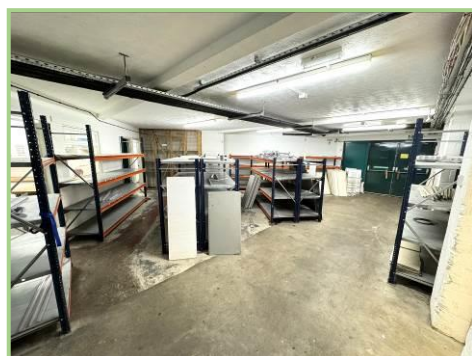
Heacham

King's Lynn

Norfolk PE31 7EY

Folio: S/897tc





Location & Description

Heacham is a large coastal village situated on the West Norfolk coastline around 14 miles to the North of King's Lynn and around 2 miles to the South of Hunstanton. A busy village which serves a good size local population, the village is also home to various holiday caravan parks which are mainly accessed via Station Road.

48-52 Station Road is a substantial mixed use premises positioned in the centre of Heacham alongside a small row of other shops. Having been operated as a convenience store for many years, the property is fitted out accordingly with large retail area and ancillary stores including cold rooms. To the first floor, with separate access, is an exceptionally large 4 bedroom, 2 bathroom flat with expansive roof terrace. Now offered to the market providing a potential live/work premises, investment or re-development opportunity to subdivide the ground and first floors into separate letting units, subject to usual local planning authority approval.

Business Rates The VOA website indicates a Rateable Value of £27,250.

Council Tax Enquiries indicate the flat (48a) is assessed at Council Tax Band "D" with a current annual charge of £2,227.34, 2024/2025.

Services Mains water, electricity & drainage are understood to be available. Applicants must make their own enquiries of the relevant authorities. These services and related appliances have not been tested.

VAT The purchase price is quoted net of VAT, if applicable.

Viewing Further details and arrangements for viewing may be obtained from LANDLES.

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, LANDLES.

Tenure Freehold

EPC Commercial – Band C / Residential – Band E

Anti-Money Laundering Directive In accordance with the above prospective purchasers will be required to provide the usual proof of identity documents at the stage of agreeing a subject to contract sale.

Privacy Statement The LANDLES Privacy Statement is available to view online or upon request.

Ground Floor Accommodation – Approx 5,020 sq.ft.

Retail Area – Approx 3,384 sq.ft / 314sq.m.

With large window frontage to Station Road, terrazzo flooring, various areas of slatwall, ceiling tiles, strip lighting.

Ancillary & Coldrooms – Approx 940sq.ft / 87sq.m.

Warehouse & WC's – Approx 696 sq.ft. / 64sq.m.

First Floor Accommodation – Approx 2,355 sq.ft.**Ground Floor Entrance**

Independent access from Station Road. UPVC door with stairs to First Floor Landing.

Landing

2 electric storage heaters

Living Room 22' 5" x 17' (6.83m x 5.18m)

Dual aspect, 2 electric storage heaters

Open Plan Kitchen/Diner 27' 11" x 26' 1" (8.51m x 7.95m) (max)

Dual aspect with fitted wall & base units, 2 electric storage heaters, UPVC glazed door and full height windows to roof terrace.

Bedroom 1 21' 7" x 13' 3" (6.58m x 4.04m)

Electric storage heater

Ensuite 13' x 8' 5" (3.96m x 2.57m)

Low level WC, pedestal hand basin, sunken bath

Bedroom 2 13' 11" x 13' 1" (4.24m x 3.99m)

Electric storage heater

Bedroom 3 17' x 10' (5.18m x 3.05m)

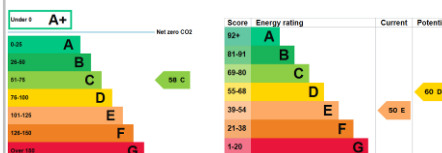
Electric storage heater

Bedroom 4 12' 2" x 11' 8" (3.71m x 3.56m)

Electric storage heater

Shower Room 8' 10" x 6' 1" (2.69m x 1.85m) (max)

Low level WC, pedestal hand basin, shower cubicle.



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klcomprop.com

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

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