



Unit 8, Poppyfields Retail Park, Snettisham
£475 Per Calendar Month





UNIT 8, POPPYFIELDS RETAIL PARK, POPPYFIELDS DRIVE, SNETTISHAM, KING'S LYNN, NORFOLK, PE31 7FR

Recently refurbished Retail Site with a choice of modern retail/commercial units, situated in a prominent location on the A149 coast road with ample, with onsite coffee shop/cafe, with further development to follow which will include a Virtual and Physical, reception area, meeting space, conference suite.

DESCRIPTION

Attractive brick and carrstone commercial units which have been completed to a high standard in a prominent location on the A149 coast road. Each unit has access to communal toilets, secure parking with CCTV throughout the site. Further development of the site will include short term "POP-UP" Units along with outdoor area space for display and promotions. This site is perfect for entrepreneurs, start-ups and established businesses looking for a physical or virtual space to grow. Poppyfields Retail Park boasts a modern reception area, meeting space, conference suite, coffee shop. Norfolk known for its breath taking Coastline and Royal connections is home to many leading industries including energy, engineering, manufacturing, food and farming. Home to Aviva Insurance, Green King, Lotus Cars, Colmans and Bernard Matthews Farms to name a few. Norfolk boasts a fast-growing digital tech economy and provides a base for businesses to thrive.

The owner of the retail park is looking to hold Farmers Markets, Craft/Antique fares etc throughout the year. Along with being a business hub to support local business and offer flexible solutions for people/businesses who work from home giving them office/reception and conference space when needed.

SITUATION

Snettisham is a sought after village on the shores of The Wash, comprising of a mixture of period cottages, farmhouses and more modern properties. It has its own beach, local shops, school, doctors surgery, vets and public houses within the village. The village is well placed for the larger resort of Hunstanton to the north and the market town of King's Lynn to the south. Other attractions include the nearby Royal Sandringham Estate, Norfolk Lavender at Heacham and the beautiful North Norfolk Coast with its various golf courses, walks, bird watching and sailing.





COMMERCIAL UNIT

4.87m x 3.87m extending to 5.06m (16' x 12' 8" extending to 16' 7") with a ceiling height of approximately 2.84m (9' 4") Ample power points, ceiling lights, double glazed window and door to front and door into the communal area.

DIRECTIONS

From King's Lynn proceed on the A149 for approximately 8 miles until you reach the outskirts of Dersingham; take the first exit sign posted A149 Hunstanton. Continue for approximately 3 miles taking the first turning into Beach Road, Snettisham, (just past the Granary). Continue along and Poppyfields Retail Park will be seen on the left hand side.

SERVICES AND EPC RATING

EPC -TBC.

SERVICE CHARGES Currently 10% plus VAT of yearly rent, this figure will be assessed after the first year, once the yearly running costs for communal areas, maintenance and insurance are calculated.

SERVICE CHARGE covers cleaning/upkeep of communal areas, car park, maintenance, landscaping and insurances. PLEASE NOTE: Service charges are plus VAT.

LOCAL AUTHORITY

It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk Council, King's Court, Chapel Street, King's Lynn PE30 1EX Tel 01553 616200 as rates will vary per office space.

VIEWING

Strictly by prior appointment with the Agent.

AVAILABLE FROM

05/10/2020





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