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The Boat Yard, Brancaster Staithe



An exciting re-development of the Boat Yard at Brancaster Station to create three unique modern commercial premises suitable for retail/café (with A1 use class) and potential for restaurant use (subject to planning) all in this prominent location looking out towards Brancaster Harbour.

Units available shortly – Price on Application

The Boat Yard, Brancaster Staithe

LOCATION

Brancaster is one of the most popular and sought after coastal locations in North Norfolk. Immediately opposite the site is Brancaster Staithe harbour with excellent sailing facilities and to the west along the heritage coastline are its fine sandy beaches as well as The Royal West Norfolk Golf Club with its links course all within this Area of Outstanding Natural Beauty.

The popular White Horse public house is nearby and a short distance east at Burnham Deepdale is the Dalegate Market with a number of interesting shops including **Fat Face** and a café.

Burnham Market is about 4 miles away with its wide range of shops, boutiques and restaurants.



ACCOMMODATION

Approximate overall gross internal floor areas are as follows:

Unit 1		
Ground Floor:	890 sq ft	82.68 sq m
Unit 2		
Ground Floor:	600 sq ft	55.74 sq m
Unit 3		
Ground Floor:	616 sq ft	57.23 sq m

TERMS

The units are available by way of new effective, full repairing and insuring leases for a length of term to be agreed, subject to 5 yearly upward only rent review.

OUTGOINGS

Rateable values TBC

RENT

Rents on application

Energy Performance Certificates

To be provided

VIEWING

Viewing strictly by appointment with the sole agents Brown and Co Cockertons.

LEGAL COSTS

Each party to bear their own legal costs.

GENERAL REMARKS and STIPULATIONS

Tenure and Possession: The Property is freehold and vacant possession will be given upon completion.

Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

Hours of Business: Monday to Friday 9am - 5.30pm, Saturday 9am - 1pm.

Viewing: Please contact the Holt office on 01263 711167.

These particulars were prepared in August 2017.



IMPORTANT NOTICES

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