

Freehold Opportunity

£500,000

www.paulhubbardonline.com/commercial

CREATIVE HOME AND GARDEN

4-acre site with successful home and garden business, cafe and salon, with huge development potential, situated in the stunning North Norfolk countryside.

South Creake, Fakenham, Norfolk.

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PROPERTY SUMMARY



- 1.** 4-acre countryside plot with huge development potential.
- 2.** Located in the stunning North Norfolk countryside, just 7 miles from affluent Burnham Market, Wells-next-the-Sea, a bustling tourist area.
- 3.** Currently trading as a successful home and garden business with on-site cafe.
- 4.** Ideal for commercial or residential development subject to planning.
- 5.** Perfect for glamping pods, holiday lodges, a campsite, a range of retail business or residential units.

DESCRIPTION



Paul Hubbard Commercial is delighted to bring to market an exceptional commercial opportunity, situated in the picturesque North Norfolk countryside.

A rare opportunity to acquire a well-established commercial site spanning approximately 4 acres in the sought-after location of South Creake, Norfolk. The site is currently home to a thriving business, Creative Home and Garden, offering multiple revenue streams with significant potential for further development.

Due to retirement, the site is now available to purchase for £500,000, and presents a wide range of opportunities for investors, developers and business owners to take advantage of the sites fantastic location, size and potential.

The front of the site includes a number of units including the Creative Home and Garden Cafe, which includes a fully equipped commercial kitchen offering a range of meals and snacks to customers, spacious indoor and outdoor seating areas, a small office for staff and management, a separate hair salon which can be rented out or adapted for other uses, as well as WC facilities.

To the front of the unit is a large display area which is currently used to showcase the wide range of products the business has to offer, as well as parking spaces for customers.

Alongside the cafe is two large sheds, one of which is currently used as a retail space and the other as a tool, equipment and machinery storage area.

Further back is over 2 acres of currently unused land, which includes 2 additional sheds for storage, a large greenhouse and several polytunnels

This site has huge development potential, and although no planning permission is currently in place, it is ideal for both residential and commercial development STPP.

Due to it's location, commercial development and expansion could include glamping pods, holiday lodges, caravans or a campsite. North Norfolk is a highly popular tourist area so there will always be demand for these types of facilities in the area.

Other uses could include an expansion of the current retail offering, a restaurant, garden centre, farm shop, deli and much more.

The site is located just off Leicester Road in South Creake, just 7 miles from affluent Burnham Market and Wells-next-the-Sea, 6 miles to the busy market town of Fakenham, and has easy access to Norwich and Kings Lynn.

For more information or to arrange a viewing, please get in touch on 01502 532 028 or email jack@paulhubbardonline.com.









Freehold Opportunity

Creative Home & Garden, Leicester Road, South Creake, Fakenham, Norfolk, NR21







RATES

Rateable value

TBC

The business currently qualifies for small business rates relief. For guidance on business rates, please contact North Norfolk council for more information.

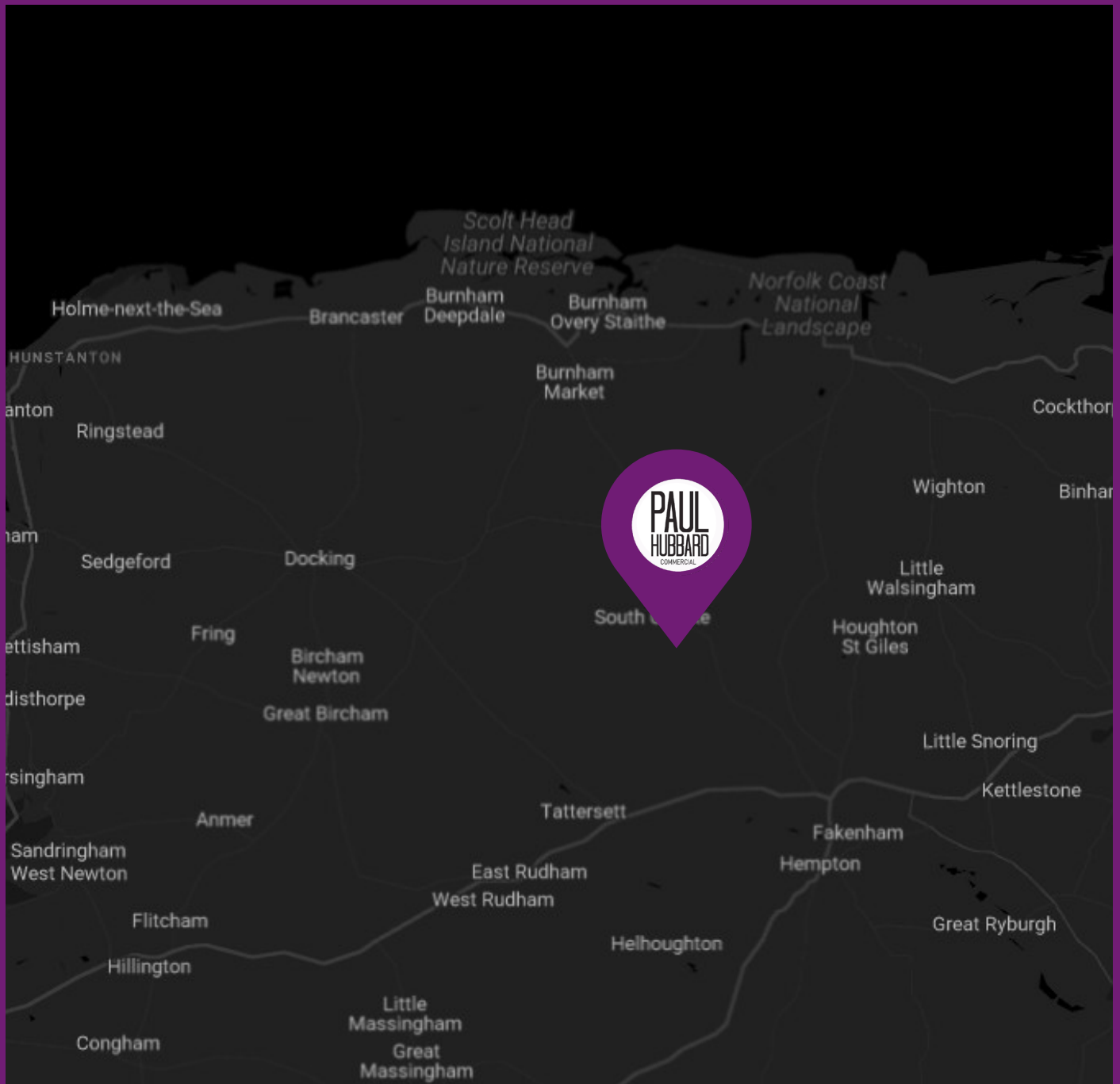


LOCATION



**Creative Home and Garden,
Leicester Road,
South Creake,
Norfolk,
NR21 9PW**

South Creake is a charming village in North Norfolk, ideally positioned just a short drive from the popular market town of Fakenham and the stunning North Norfolk coast. Known for its picturesque rural setting, South Creake offers a mix of traditional Norfolk cottages and modern residences, attracting both locals and visitors seeking a peaceful lifestyle. The village benefits from a strong community atmosphere, a historic church, and local amenities, while excellent road links provide easy access to Norwich and King's Lynn. Its blend of countryside appeal and connectivity makes South Creake an attractive location for residential and commercial investment.



We are a well-established Commercial Estate Agency who look to offer a fresh approach within an exciting property market.

With a strong team of experienced professionals, Paul Hubbard Commercial is a one stop shop for Commercial Sales and Lettings, providing you with a bespoke service catered to your needs. The areas we cover include Lowestoft, the whole of the East coast, all the way to Norwich and anywhere in between!



WHY CHOOSE US

We can source your buyer wherever in the world they may be. With our experienced team, we will provide you with the best blend of local and national advertising to make sure you not only sell quickly, but achieve the best possible price.

No marketing costs - You'll find that most commercial agents charge anything up to £1000 up front to produce all the necessary marketing material on your property.

No long, sole agency contract - We never tie anyone into these agreements, we offer a rolling contract so you will have peace of mind that we will strive to work hard at all times in order to sell your property. If you were to ever feel otherwise then you could leave at any point after providing us with a 2 week notice period.

Nationwide advertising - With the power of the internet, we can source your buyer wherever in the world they may be. Rightmove is the largest property portal in the country and we at Paul Hubbard Commercial also pay for additional coverage within that platform, as well as subscriptions to commercial and business specific property portals to ensure your property is advertised thoroughly, and to the right kind of people.

CONTACT



To arrange a viewing or for more information on the property please contact Jack Taylor at Paul Hubbard Commercial Ltd

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