



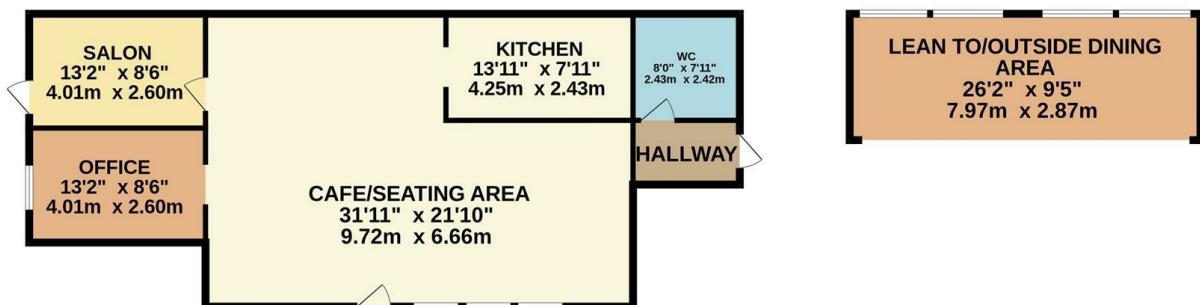
Creative Home and Garden Leicester Road, South Creake, Fakenham, Norfolk, NR21 9PW

Unique and well-established countryside cafe available to lease, including spacious dining area, fully fitted commercial kitchen, office space and extensive parking for customers and staff.

- Fully fitted, well established cafe available to lease.
- Located in the stunning North Norfolk countryside, just 7 miles from affluent Burnham Market and Wells-next-the-Sea
- Available for £12,000pa
- Additional storage available for £3,000pa if required.
- Extensive parking available for customers and staff.
- Whole site, which is 4-acres in total, is also available to purchase freehold for £500,000.
- Immediately available to view.

£1,000 Per Calendar Month

**GROUND FLOOR**  
1269 sq.ft. (117.9 sq.m.) approx.



TOTAL FLOOR AREA: 1269 sq.ft. (117.9 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the measurements/areas, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	