



Retail Property (high street): Kings Lynn

Monthly £800

CHELMSFORD OFFICE

For further information or to arrange
to view this property please call

01245 231123

Ground floor retail unit extending to 52.65 sqm / 567 sq ft, located in a popular retail unit within King's Lynn's market town.

AVAILABLE FROM THE 8TH JUNE 2024.

DETAILS

AVAILABLE FROM THE 8TH JUNE 2024.

LOCATION

King's Lynn is a market town situated about 46 miles north of Cambridge, with a population of about 40,000 (2011 Census) and serving a wider area of about 200,000 people. It is the regional centre for West Norfolk and well served with a range of amenities. The town has seen a number of new residential and commercial developments and is identified for further growth. Road links include the A10, A47 and A17. There is a main-line railway station providing services to London King's Cross in under two hours. Access to the property is from Tower Street which is pedestrianised.

DESCRIPTION

The property is situated in a popular pedestrianised retail location close to the High Street and St James multi-storey car park. The property is situated in a popular pedestrianised retail location close to the High Street and St James multi-storey car park.

Single lock up ground floor retail unit with sales area, store room and WC (about 52.65 sqm / 567 sq ft). The premises has one allocated car parking space at the rear.

SIZE

Approximately 52.65 sqm / 567 sq ft

FACILITIES

We understand that mains water and electricity are connected.

There is one parking space located to the rear.

INSURANCE

The tenant is responsible for their own contents insurance

NON-DOMESTIC RATES

Rateable Value £8,800 pa

The tenant will be responsible for the payment of their own non domestic rates and may be eligible for free rates

TERMS

To be agreed with the Landlord.

EPC

Band B

LEGAL

NOTICE

Whirlledge & Nott does not have any authority to give representations or warranties in relation to the property. These particulars do not form part of any offer or contract. All descriptions, photographs and plans are for guidance only and should not be relied upon as statements or representations of fact. All measurements are approximate. No assumption should be made that the property has the necessary planning, building regulations or other consents. Whirlledge & Nott has not carried out a survey nor tested any appliances, services or facilities. Purchasers must satisfy themselves by inspection or otherwise.

VIEWING

Strictly by appointment Viewing of the property is entirely at the risk of the enquirer. Neither Whirlledge & Nott nor the vendor accept any responsibility for any damage, injury or accident during viewing.
