

Location Tower Street is an established pedestrianised shopping area located in the centre of King's Lynn, well known as an interesting retail street with mainly individual local traders.

Description 12 Tower Street is part of a period building with an attractive façade. The unit comprises a self-contained ground floor lock-up shop with;

Front Sales Area – 12'10" x 12'3"

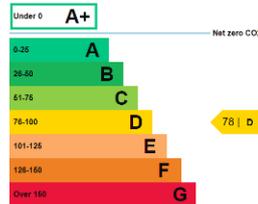
Rear Sales Area – 12'8" x 7'1"

Office – 8'3" x 7'2"

Kitchenette

WC

Rear Courtyard



Lease The premises are available to let on a new lease for an initial term of 3 years, fully repairing and insuring by way of a service charge, 3 months rent payable upon commencement of the lease. The lease to be contracted outside of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Business Rates The VOA website indicates a current Rateable Value of £7,000. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

Legal Costs Ingoing tenant to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

Viewing Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

Tenancy Application Form Interested applicants should fill out a Tenancy Application Form available from the Agent's offices. Tenancy application fee payable @ £120, including VAT, to the Agents.

IMPORTANT NOTES | LANDLES for themselves and for the Vendors or Lessors of this property whose Agents they are give notice that (i) the particulars are produced in good faith and are set out as a general guide only do not constitute any part of a contract and LANDLES accepts no responsibility for any error omission or mis-statement in these particulars (ii) no person in the employment of LANDLES has any authority to make or give any representation or warranty **whatever** in relation to this property (iii) any plans produced on these particulars are for illustrative purposes only and are not to scale, any area or other measurements stated are subject to measured survey (iv) unless specifically referred to in these particulars any chattels, garden furniture or statuary, equipment, trade machinery or stock, fittings etc is excluded from the sale or letting whether appearing in images or not (v) Applicants should make their own independent enquiries into current USE or past use of the property, any necessary permissions for use and occupation and any potential uses that may be required (vi) all prices and rents are quoted subject to contract and NET of VAT unless otherwise stated (vii) the Agents take no responsibility for any costs applicants may incur in viewing the property, making enquiries or submitting offers (viii) any EPC indicated in these particulars is produced independently of LANDLES and no warranty is given or implied as to its accuracy or completeness.

TO LET – New Lease Smart Lock-Up Shop



12 Tower Street
King's Lynn
Norfolk
PE30 1EJ

Folio: T/255ts/12

- **Good town centre trading position**
- **Sales Area & Separate Office**
- **Kitchenette & WC**
- **Rear Courtyard**
- **Net Internal Area approx. 418sqft**
- **RENT:**
£9,000 per annum (ex VAT)

