

TO LET - NEW LEASE

Town Centre Warehouse – Old Market Street, King's Lynn Approx 1000sq.ft. / 93sq.m.

Ground Floor ~ 500 sq.ft

Double Entrance Doors to Store – can accommodate a vehicle.

Kitchenette & WC.

Stairs to:

First Floor ~ 500 sq.ft

Store/Office.

RENT:

£400pcm, ex. Tenant responsible for internal repair, decoration & insurance.

Terms:

Easy in/out terms. Minimum 12 months by way of a standard tenancy agreement (no additional fees).

3 month's rent upon commencement, then rent payable from month 4 monthly in advance.

Services:

Mains water, electricity & drainage are understood to be available. Separate meters – tenant responsible for utility accounts.

Business Rates:

The VOA website indicates a current Rateable Value of £3,050 (from April 2023). At the present time the current Rateable Value is understood to benefit from 100% Small Business Rates Relief.

VAT:

Not Applicable

Viewing:

Further details and arrangements for viewing may be obtained from the agents, **LANDLES**

Negotiations:

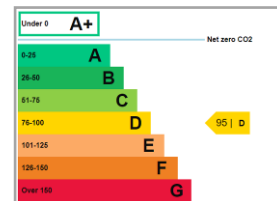
All negotiations in respect of this property are to be carried out strictly via the sole Agents, **LANDLES**.

EPC:

Band D

Estate Agent Act 1979:

Further information available from 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.

