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COMMERCIAL PROPERTY Sales Lettings Valuations

LANDLES

TO LET

New Lease

Modern Lock-Up Shop Premises

With good display frontage to Heacham High Street



- Recently renovated, modern premises
- Parking for a vehicle at the rear
- GIA c.640 sq.ft.
- **RENT: £600 pcm, ex**

32 High Street

Heacham

King's Lynn

PE31 7EP

Folio: H/407c

Blackfriars Chambers | Blackfriars Street | King's Lynn | Norfolk | PE30 1NY

Tel **01553 772816** E info@landles.co.uk | www.landles.co.uk

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Commercial property agents & valuers



32 High Street, Heacham, King's Lynn, Norfolk, PE31 7EP



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Description Heacham is a popular West Norfolk coastal village situated around 3 miles to the South of Hunstanton and around 14 miles to the North of King's Lynn. A busy and active village, Heacham benefits from a variety of amenities which serve both the local residents and seasonal visitors with the nearby, popular holiday parks in Heacham and neighbouring Hunstanton. 32 High Street is a smart, well configured retail unit with glass frontage, ideal for advertising and displays. Having been fully renovated in recent years, the premises presents well with modern flooring, electric wet radiator central heating, kitchen area and WC. There is parking at the rear for a single vehicle.

Accommodation

Shop Front 16' 1" x 15' 9" (4.9m x 4.8m)

Rear Office 11' 7" x 10' 2" (3.53m x 3.1m)

Store Area 7' 6" x 6' 3" (2.29m x 1.91m)

Kitchen 7' 6" x 6' 3" (2.29m x 1.91m)

WC

Covered External Store / Rear Entrance

Lease The premises are available to let by way of a new lease for an initial term of 3 years. Mutual break option after 1 year and at any time thereafter with 2 months' notice. Provision for rent review on a term in excess of 3 years to be included. Tenant responsible for internal repair & decoration, business rates and utilities. Landlord responsible for repairs to main structure. Landlord to place buildings insurance and recharge tenant. The lease is to be contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Rent £600 per calendar month, exclusive.

VAT The rent is quoted net of VAT, if applicable. The Landlord advises VAT is not applicable.

Tenancy Applications Interested parties will need to complete a Commercial Tenancy Application Form available from the Agents. There is a Tenancy Application Fee payable of £120 (inc VAT)

Business Rates The VOA website indicates a current Rateable Value of £5,400. At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

Services Mains water, electricity & drainage.

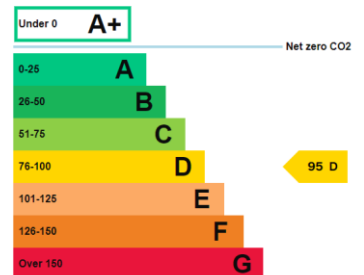
Legal Costs Ingoing tenant to be responsible for the Landlords reasonable legal costs in connection with the transaction.

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**.

Estate Agents Act 1979 In accordance with the above the Partners of Landles have a declarable interest in this property.

EPC Band D



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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.

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COMMERCIAL PROPERTY

Since 1856

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