

TO LET – Lock Up SHOP

Having just been fully refurbished.
With good yard space and parking to rear

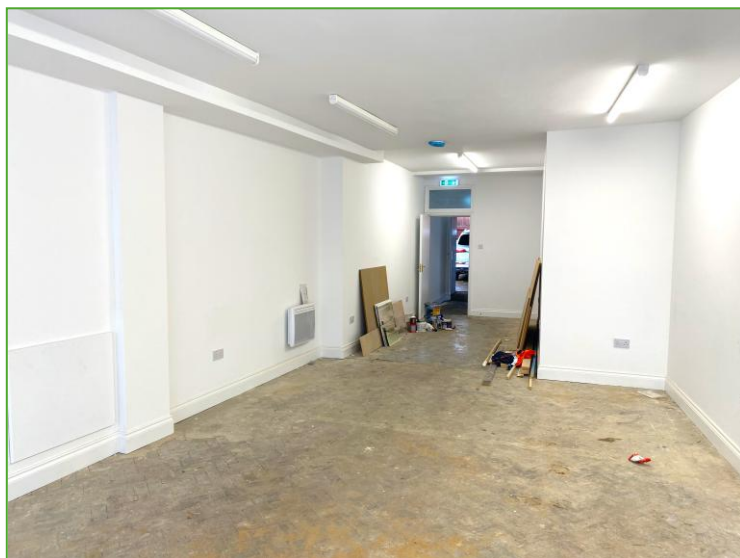


- Area: 635 sq. ft.
- Electric Panel Heating & Strip Lights
- Rear Yard Providing Off Street Parking
- Grade II Listed
- **TO LET – RENT £850 pcm exc.**

**17 St. James Street
King's Lynn
Norfolk
PE30 5DA**

Folio: S/878tc





17 St. James Street, King's Lynn, Norfolk, PE30 5DA

Location & Description

St James Street is a long established and well-known trading position in the town centre mostly consisting of independent retailers and businesses. There is vehicular access down St James Street with the St James Multi-Storey being within the immediate vicinity. The bus station and railway station are within around a 10-minute walk providing a mainline to London Kings Cross and various routes throughout the area.

Ground Floor Shop

Wide double display frontage with attractive timber shop front and entrance door.

Net Internal Area of Shop: Approx 635 sqft

Rear Entrance Hallway

Rear WC

Frontage Footage: 16' 6"

Maximum Depth: 44' 9" (13.434 m)

Width: 16' 4"

Rear Yard

Covered concrete hardstanding with gates providing vehicular access from Regent Way.

Note

The shop has just undergone a comprehensive refurbishment, with lined walls, electric heating, lights, new WC, and separate rear self-contained access.

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.

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

Rent £10,200 per annum, ex VAT. (NB VAT: The rent is quoted net of VAT, if applicable).

Terms The unit is available To Let on a new lease, minimum term suggested of 3 years, tenant responsible for internal repair, decoration, shop front and building insurance. Landlord responsible for main structure. The lease to be contracted outside of the security of tenure provisions of the 1954 Landlord & Tenant Act. 3 months rent due on commencement.

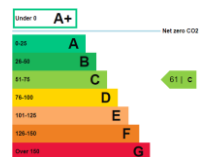
Viewing Further details and arrangements for viewing may be obtained from **LANDLES**.

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

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

Services Mains water, electricity & drainage are understood to be available. These services and related appliances have not been tested. Heating via electric panel heaters.

EPC Band C



www.

klcomprop.com

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.

LANDLES

Sales | Lettings | Valuations
COMMERCIAL PROPERTY

Since 1856

Blackfriars Chambers, Blackfriars Street
King's Lynn PE30 1NY

t: 01553 772816 e: info@landles.co.uk

w: www.landles.co.uk