

TO LET – New Lease

PRIME TOWN CENTRE OFFICE PREMISES



- Prime Town Centre Offices
- NIA – 1,109 sq.ft./ 103.03 sq.m.
- Plus Attic Stores - 625 sq.ft./ 58.06 sq.m.
- Parking Space to Rear x 3
- Grade II Listed – panelled rooms

RENT: £16,500 per annum, ex

“Chancery House”
8 King Street,
King’s Lynn,
Norfolk
PE30 1ES

Folio: K/280t

“Chancery House” 8 King Street, King’s Lynn, Norfolk PE30 1ES

Location

King’s Lynn is an expanding market port town located on the River Ouse and mouth of the wash in West Norfolk. The local population is about 40,000 serving an extensive hinterland of some 200,000 covering West Norfolk, North Cambridgeshire and Southern Lincolnshire. There are recent and ongoing major new developments in the area and the East of England is one of the fastest growing regions in the UK. The town centre offers many attractions including a renowned historic core and there is a diverse range of shopping facilities and amenities on offer. The A47 trunk road is part of the EU designated Trans European Road Network, London 100 miles (2hrs), Cambridge 44 miles (1 hr). There is the electrified mainline rail link to Kings Cross (1 hr 40 mins) with Cambridge 47 minutes.

8 King Street occupies a prime office location in the heart of the town amongst mainly professional and service occupiers.

Description

A period Grade II Listed premises probably dating from the early 1700’s with an impressive frontage in buff brick with sash windows and dentil cornice. The accommodation is well laid out with reception hall and large front ground floor office with ancillary offices to the rear. To the first floor are panelled offices to the front and further rooms to the rear. There is useful attic storage to the front and rear.

Accommodation

GROUND FLOOR;

Entrance Lobby	
Inner Hallway	
Front Office	: 20’2” x 15’8”
Inner Lobby	: external rear door to car park
Middle Office	: 13’10” x 12’11”
Lobby	
Kitchen	: 9’10” x 9’6” with gas fired boiler
Disabled WC	
NIA GF	: 648 sq.ft.

Stairs to FIRST FLOOR;

Landing	
Left Hand Office	: 16’2” x 11’4”
Right Hand Office	: 16’2” x 11’9”
Rear Landing	
Middle Office	: 10’ x 8’8” – average
WC	: with gas fired boiler
Rear Office	: 10’ x 9’3”
NIA FF	: 461 sq.ft.

ATTICS;

Front:	- sloping ceilings
Attic 1	: 16’ x 12’2” – with dormer window, head height 6’7”
Attic 2	: 16’3” x 14’1” – with dormer window, head height 6’10”
Rear:	
Attic 3	: 11’6” x 8’4”, head height 6’2”
Attic 4	: 11’3” x 9’6”
NIA Attics	: 625 sq.ft.

OUTSIDE;

The rear can be accessed with a vehicle over the adjoining gravel car park (in separate ownership. NB. This gravel car park is let out as individual spaces – further details from the Agents). Rear hard standing area affording parking for a vehicle with electric car charger, and rear personal door.

Services: Central heating via 2x gas fired boiler serving the radiators to principal rooms. The services and related appliances have not been tested.

Lease: The premises are available to let on a new lease, to be negotiated, brief main terms as follows; initial term minimum 6 years, tenant responsible for internal repair, decoration, windows, glass & all service installation. Tenant responsible for payment of buildings insurance. Landlord responsible for main structure. Rent review at year 3 – RPI compounded.

Rent: £16,500 per annum.

VAT: The rent is quoted net of VAT, if applicable.

Business Rates: The VOA website indicates the current Rateable Value on the premises is assessed at £11,000. At the present time Rateable Values below £12,000 can benefit from 100% Small Business Rates Relief.

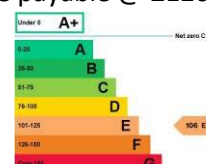
Legal Costs: Ingoing Tenant to be responsible for the Landlord’s reasonable legal costs in connection with the transaction.

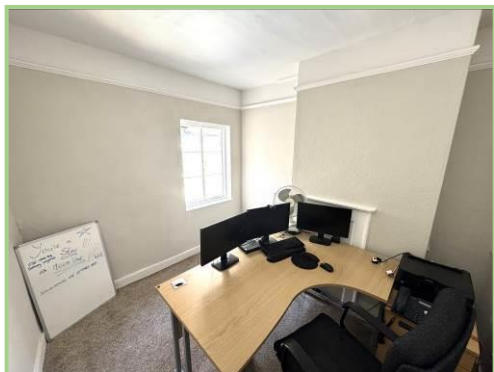
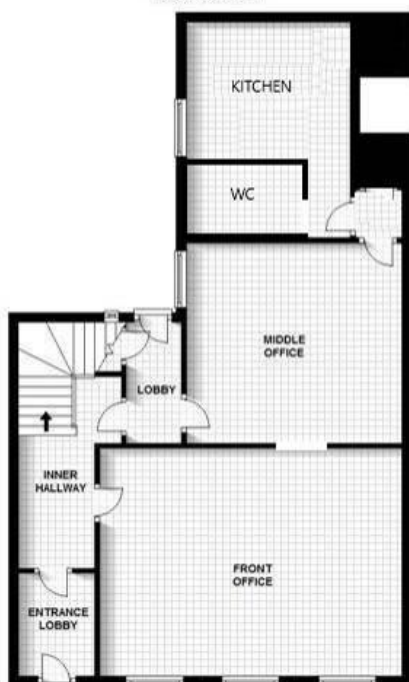
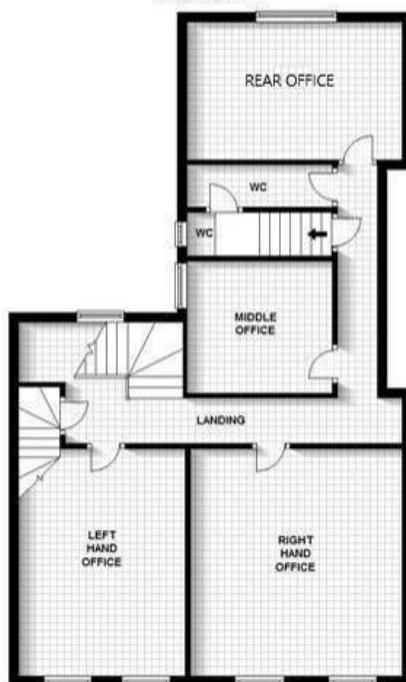
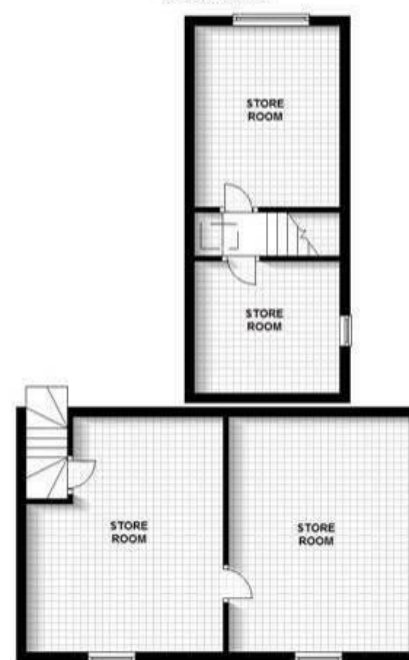
Viewing: Further details and arrangements for viewing may be obtained from **LANDLES**

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.

EPC – Band E



GROUND FLOOR
APPROX. 972.6 SQ. FEETFIRST FLOOR
APPROX. 940.5 SQ. FEETSECOND FLOOR
APPROX. 887.7 SQ. FEET

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 misstatement 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 statutory equipment 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.

LANDLES

Sales Lettings Valuations
COMMERCIAL PROPERTY

Since 1856

Blackfriars Chambers, Blackfriars Street

King's Lynn PE30 1NY

t: 01553 772816

e: info@landles.co.ukw: www.landles.co.uk