

TO LET

New Lease

Smart Lock-Up Shop



- Good town centre trading position
- Sales area: 295 sq.ft / 27.4 sq.m.
- Store cupboard, rear entrance and WC
- Internal Frontage: 13'6" / 4.16m
- Shop depth: 26'3" / 8.07m
- **RENT: £9,000 per annum, ex**

**14 Tower Street
King's Lynn
Norfolk
PE30 1EJ**

Folio: T/195tc

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

Tel **01553 772816**

E info@landles.co.uk

www.landles.co.uk

PRS Property
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Scheme

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14 Tower Street, King's Lynn, Norfolk PE30 1EJ**Location & Description**

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. **No 14** is part of a period building with an attractive façade on the corner with Union Lane. The unit comprises a self-contained ground floor lock-up shop with WC facilities and rear entrance.

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 month's rent payable upon commencement of the lease. The lease to be contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Business Rates

The VOA website indicates a current Rateable Value of £6,700. 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.

Tenancy Applications

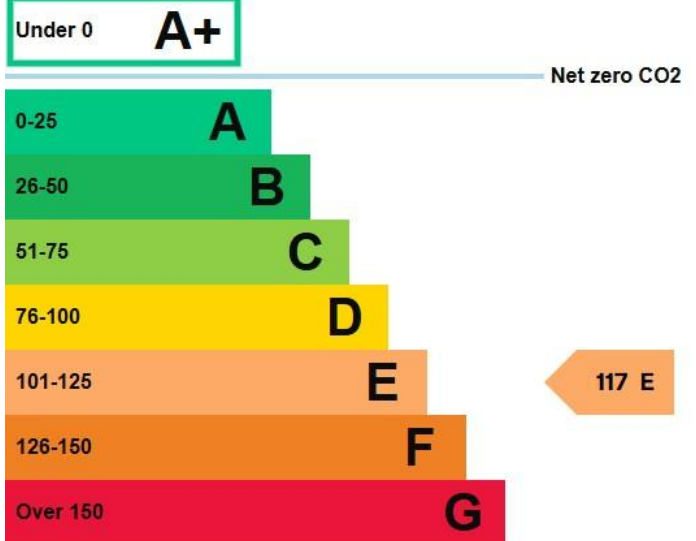
Interested applicants should fill out a Tenancy Application Form available from the Agent's offices. Tenancy application fee payable @ £120, including VAT, to the Agents.

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**.

EPC**IMPORTANT NOTE**

Messrs. 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 and do not constitute any part of a contract
- (ii) no person in the employment of Messrs. Landles has any authority to make or give any representation or warranty **whatever** in relation to this property
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