

**Location:** 17 Norfolk Street benefits from being only a short distance from the prime pedestrianised retail area of the town centre (Broad Street, upper end of Norfolk Street) and therefore offers an excellent opportunity for a small business to occupy a good, busy trading location in the town.

**Description:** A lock up ground floor shop premises with attractive traditional double shop front with recessed door allowing extensive window displays leading to the main front shop part and large stock / store room to the rear. Rear pedestrian access.

**Terms:** The premises are available to let by way of a new lease, tenant internal repair and decoration, 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. The lease is to be contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

**Business Rates:** The VOA website indicates the current Rateable Value on the premises is assessed at £5,500. At the present time Rateable Values below £12,000 can benefit from 100% Small Business Rates Relief.

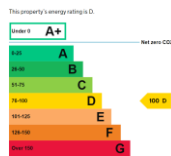
**Legal Costs** Ingoing tenant to be responsible for the Landlord's reasonable legal costs in connection with the transaction.

**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 – 100/D



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 (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 statuary etc is excluded from the sale whether appearing in images or not.

## TO LET – New Lease LOCK UP SHOP



### Lock Up Shop Premises 17 Norfolk Street, King's Lynn, Norfolk PE30 1AN

Folio: N/163tc

- **Sales Area:** 300 sq.ft.
- **Ancillary:** 50 sq.ft.
- **Rear Stores:** 400 sq.ft.
- **Total:** 750 sq.ft.
- **Rear Access & Close to pedestrianised prime shopping area**

**RENT: £600 pcm ex**