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## **In Focus, Main Street** Titchwell, Kings Lynn, PE31 8BB

**TO LET**

**£7,500 P.A.**

A chance to rent a commercial unit located on the A149 coast road through Titchwell.

- Practical, modern unit close to the centre of the village suitable for a variety of uses (subject to planning).
- Ground floor retail area with parking.
- Located close to other businesses on a busy road through Titchwell.

**227 sq ft (21.1 sq m )**

## Location

Titchwell is a linear coastal village located on the A149 between Thornham and Brancaster. The area is the North West Norfolk Conservation Area and renowned for its fine RSPB bird reserves.

The unit is located close to the well known hotels and restaurants Titchwell Manor and Briarfields as well as to the popular beaches.

The village offers excellent access to the north Norfolk coast and has a range of independent retail shops, restaurants as well as other thriving tourist related businesses.

King's Lynn is 17 miles away and is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

## Description

A practical unit located on Main Street providing highly visible road frontage. The location offers practical frontage with 2 parking spaces next to the unit.

We believe the flexible accommodation currently has a Use Class E permission and could be used for a range of uses (subject to planning) having previously been used as a retail shop.

The accommodation is all on the ground floor and has an open retail area with a small kitchen/storage area and W.C.

The unit is available for immediate occupation.

## Accommodation

Name	Sq M	Sq ft
Ground Floor	21.1	227
<b>Total</b>	<b>21.1</b>	<b>227</b>

All areas are approximate.

## Services

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

## EPC

EPC A (12).

## Business Rates

Rateable Value £1,425 (April 2023 Valuation).

## Terms

Leasehold. The premises when available for occupation, will be let on a new fully repairing and insuring lease for a length to be determined.

## VAT

It is understood that VAT is not applicable.

## Legal Costs

The incoming tenant will be responsible for the landlords reasonable legal costs incurred in documenting the letting.

## Viewing & Further Information

Strictly by appointment with the sole letting agent:-

### Brown & Co

1A Market Place  
Holt  
Norfolk,  
NR25 6BE

### Tom Cator

01263 713143  
tom.cator@brown-co.com



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