



21-22 High Street, King's Lynn PE30 1BP

TO LET £80,000 Pax / FOR SALE Price on Application

Well Located 3 Storey Retail Unit

- Situated in Busy High Street Location
- Close to Boots, Santander & Rymans Office Supplies
- Public Car Park to the Rear
- Rear Loading Bay

2,619 sqm (28,191 sqft) Overall

Alison Richardson

Brown&Co Kings Lynn

01553 778068

Alison.richardson@brown-co.com

BROWN & CO

Property and Business Consultants

brown-co.com

Location

The property is located in a sought after area within the pedestrianised retail quarter of King's Lynn town centre close to the junction of New Conduit Street and High Street. Both National and local retailers in the locality include Ryman Office Supplies, Boots Chemist and Boots Opticians, Primark, Starbucks, Santander and Jaime's Giftbox.

On foot from our office on the Tuesday Market Place turn right onto the High Street. Continue along past the junction with Norfolk Street and the junction with New Conduit Street. The shop can be identified a short distance along on the left hand side.

Description

The property comprises a substantial 3 storey building of concrete frame and brick construction with parking for 6 cars and loading to the rear.

Internally, the ground floor comprises a mainly large open plan retail area with storage and loading to the rear with goods lift providing access to the first floor. The first floor was previously utilised as a further sales area with the second floor as a storage space.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor	912.95	9,827
First Floor	853.02	9,182
Second Floor	853.02	9,182
Overall	2,619	28,191

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.

Business Rates

Tenants are advised to contact the Local Authority to confirm the Rates Payable:-

Rateable Value (1 April 2023)	£50,000
Rates payable for 2024/2025	£24,950

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of years to be agreed. Please note that any lease will be subject to a satisfactory credit reference check.

The property is offered to for sale freehold.

VAT

VAT will be charged on the rent/sale price.

Legal Costs

Each party will be responsible for their own legal costs incurred documenting the letting/sale.

EPC

The property has a rating of C.

Viewing

Strictly by appointment with the joint sole agents:-

Alison Richardson

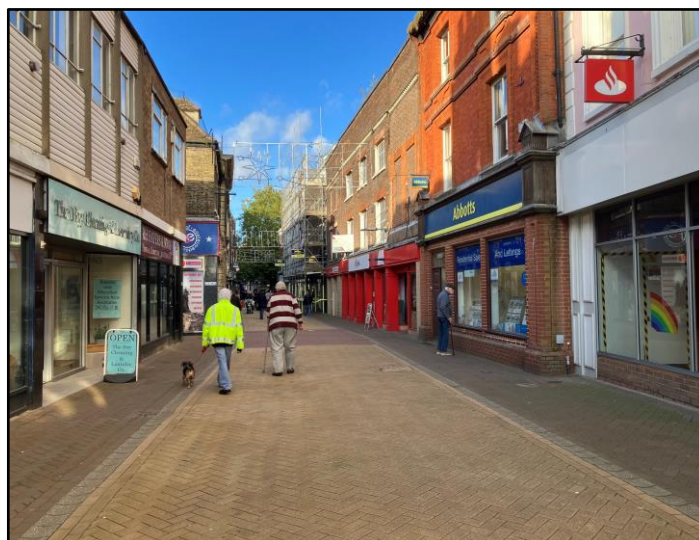
Brown&Co Kings Lynn Office
01553 778068

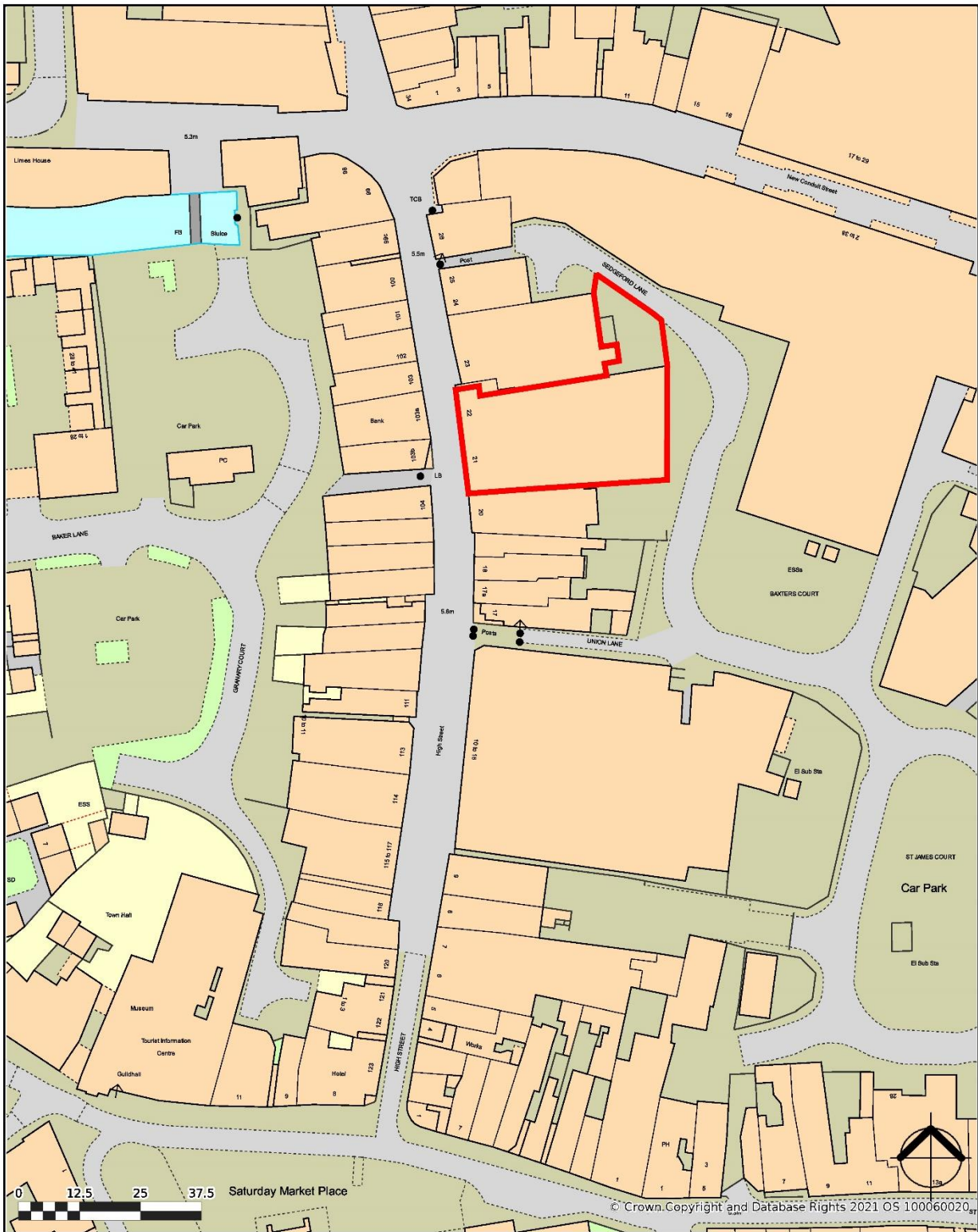
alison.richardson@brown-co.com

Louie Lee-Overton

Sanderson Weatherall
0113 221 6000

Louie.lee-overton@sw.co.uk

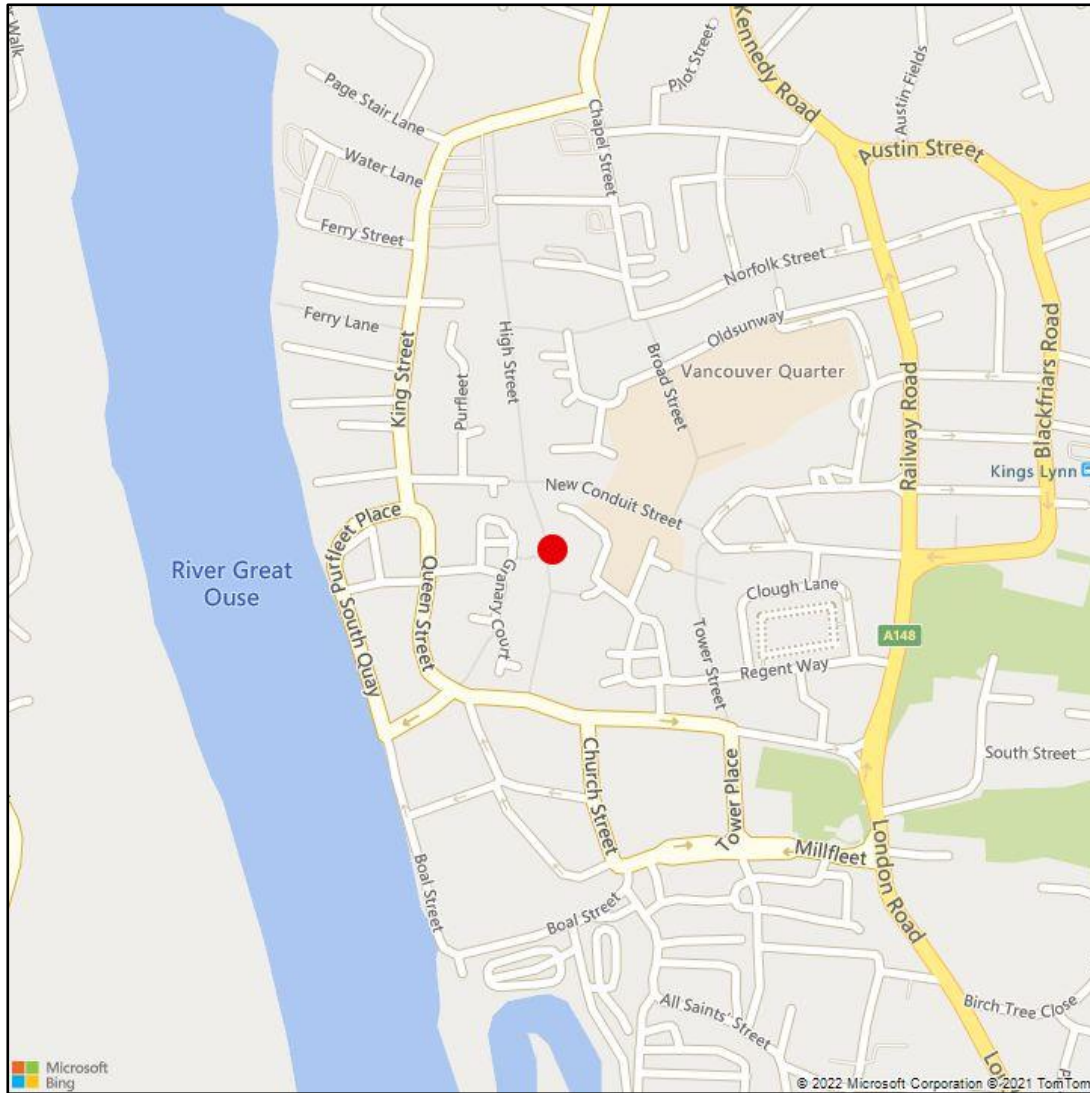
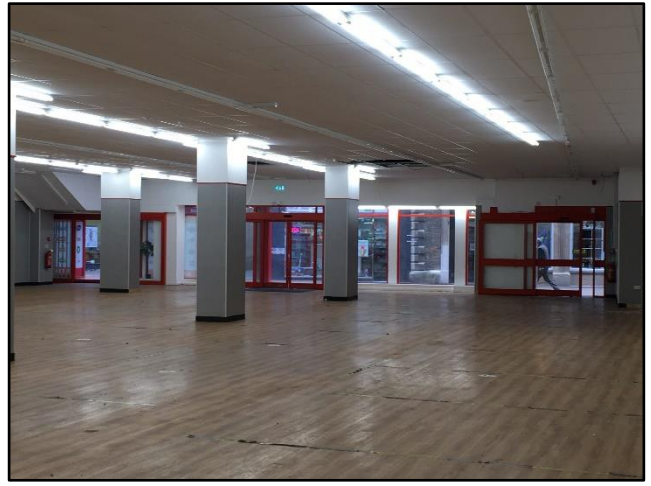
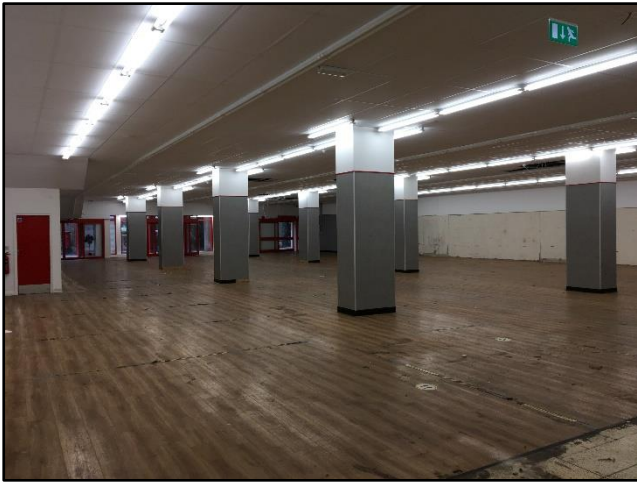




created on **edozo**

Plotted Scale - 1:1,250

For identification purposes only



IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any others matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co – Property and Business Consultants LLP. Registered Office: The Atrium, St Georges Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. April 23, 2024/23 April 2024

Market Chambers, 25-26 Tuesday Market Place,
Kings Lynn PE30 1JJ
01553 778068 | kingslynncommercial@brown-co.com

BROWN & CO