



01553 778068 | KingsLynnCommercial@Brown-co.com



Unit B, 18-20 RAILWAY ROAD, King's Lynn
PE30 1NF TO LET £8,500 pax

Brand-new commercial units

- Quality self-contained ground-floor office suite
- Offered ready for fitting out to occupiers requirements
- On main arterial route and adjacent 'Sainsbury's' car park
- Landlord may consider assisting in fit out costs

90.02 sq m (969 sq ft)

Location

The property is prominently located on the western-side of Railway Road on the corner of Albion Street, adjacent to the Bus Station and Sainsbury's car park and lies on the edge of the Vancouver Quarter, the main town centre shopping precinct.

The office unit faces the Paradise Lane exit of Sainsbury's shoppers car park. Railway Road supports a range of trades and businesses including several restaurants.

King's Lynn is an important sub-regional centre and administrative capital of West Norfolk and supports a broad commercial base. The town is served by the A10, A17 and A148/9 main roads and a mainline rail service to London King's Cross 1hr 40 min. The Vancouver Quarter supports numerous national retailers including Sainsbury's, B&M, Wilkinsons, Poundstretcher, Marks and Spencer and Debenhams. A new H&M store is opening 7th November 2019.

From the agents office, take the High Street from the Tuesday Market Place and turn left into Norfolk Street and follow to Broad Street to the new H&M store. Turn left to the Bus Station and follow across to Albion Street where the property will be found on the right.

Description

Formerly the site of the Blockbuster store, the properties form part of an attractive, high quality mixed-use development by Freebridge Community Housing Association who will retain the 8 flats to the upper floors. The ground floor unit is available to let, in shell condition, for a variety of uses on a new commercial lease.

The office unit has a corner entrance with has three double-hung sash windows to the front and side. There is a rear door to a shared yard with bin storage.

Accommodation

Gross Internal Floor Areas.

	m ²	ft ²
Office Unit	90	969

Services

All mains service connections are understood to be available.

Business Rates

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Terms

The properties are offered to let on new conventional tenant full repairing and insuring leases for a term of years to be agreed. The tenant will be responsible for fitting out to their required specification, but the landlord is willing to accept a stepped-rental which reflects the tenant's costs.

VAT

It is understood that VAT is not applicable.

Legal Costs

The ingoing tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease.

Further Information

Planning - Railway Road is a mixed-use area and the properties are considered suitable for a wide range of uses including retail, showroom, office, clinic, consulting rooms, meeting rooms, healthcare, gallery.

Viewing

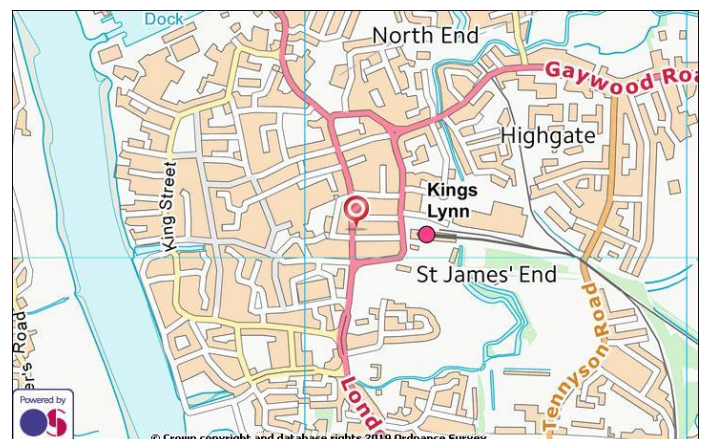
Strictly by appointment with the Agent's office.

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
Norfolk,
PE30 1JJ

John Weston

01553 778068
john.weston@brown-co.com



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 of 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: Grantham Hall, Finkin Street, Grantham, Lincolnshire NG31 6QZ. Registered in England and Wales. Registration Number OC302092. These particulars were prepared on 14 October 2021