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10 - 16 High Street Kings Lynn PE30 1BZ

TO LET Rent on Application

Landmark Building

- Major Retail Opportunity
- Excellent Display Frontage
- Pedestrianised High Street Location
- Can Divide

4,347 sq m (46,791 sq ft)

Location

Occupies a good position on Kings Lynn's High Street with close proximity to the British Heart Foundation and various popular cafes and dining opportunities.

From the Agent's office, turn right and right again down the High Street. Follow the High Street towards the Saturday Market Place. The property can be found on your left hand side.

King's Lynn 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 40mintes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

Major Kings Lynn High Street retail space split over three floors (could split) on 0.34 hectares /0.85 acres.

Occupying the Southern end of the busy pedestrianised High Street, close to the Historic Saturday Market Place and Minster, the property is situated close to several public car parks including the Saturday Market Place car park and Baxters Court car park to the rear of the building.

The property offers large display windows across the front of the property. The retail space could easily be sub divided into bespoke units for end user requirements and may also suit alternative uses – please contact the agents.

Accommodation

	m ²	ft ²
Ground Floor	2,320	24,972
First Floor	282	3,035
First Floor	1,369	14,735
Second Floor	376	4,047
Overall	4,347	46,791

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 in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value	£83,500
Rates Payable	£45,591

Terms

New lease for a minimum term of years

VAT

It is understood that VAT is/is not applicable.

Legal Costs

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

EPC

The property has a rating of a C.

Viewing

Strictly by appointment with the letting agent.

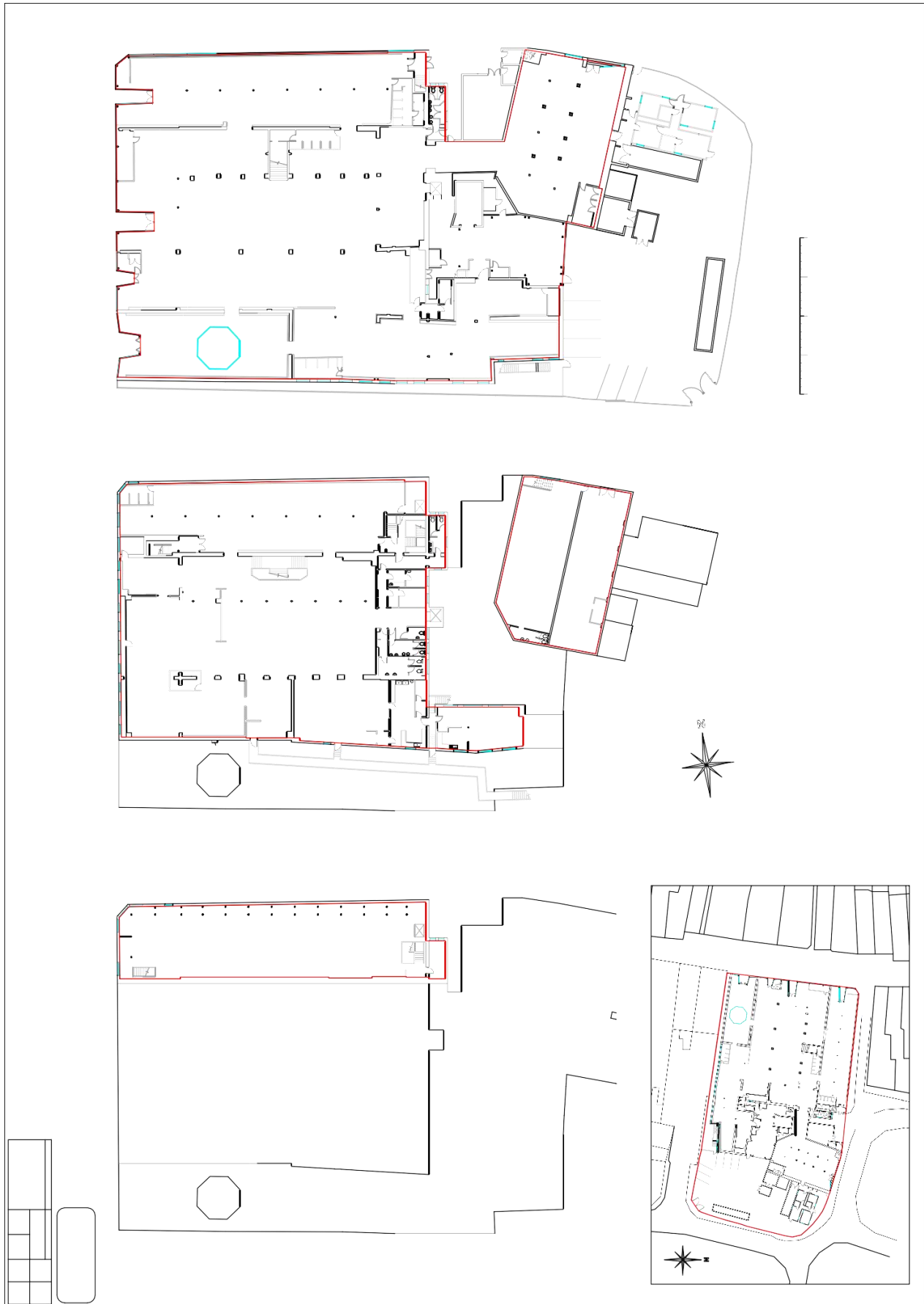
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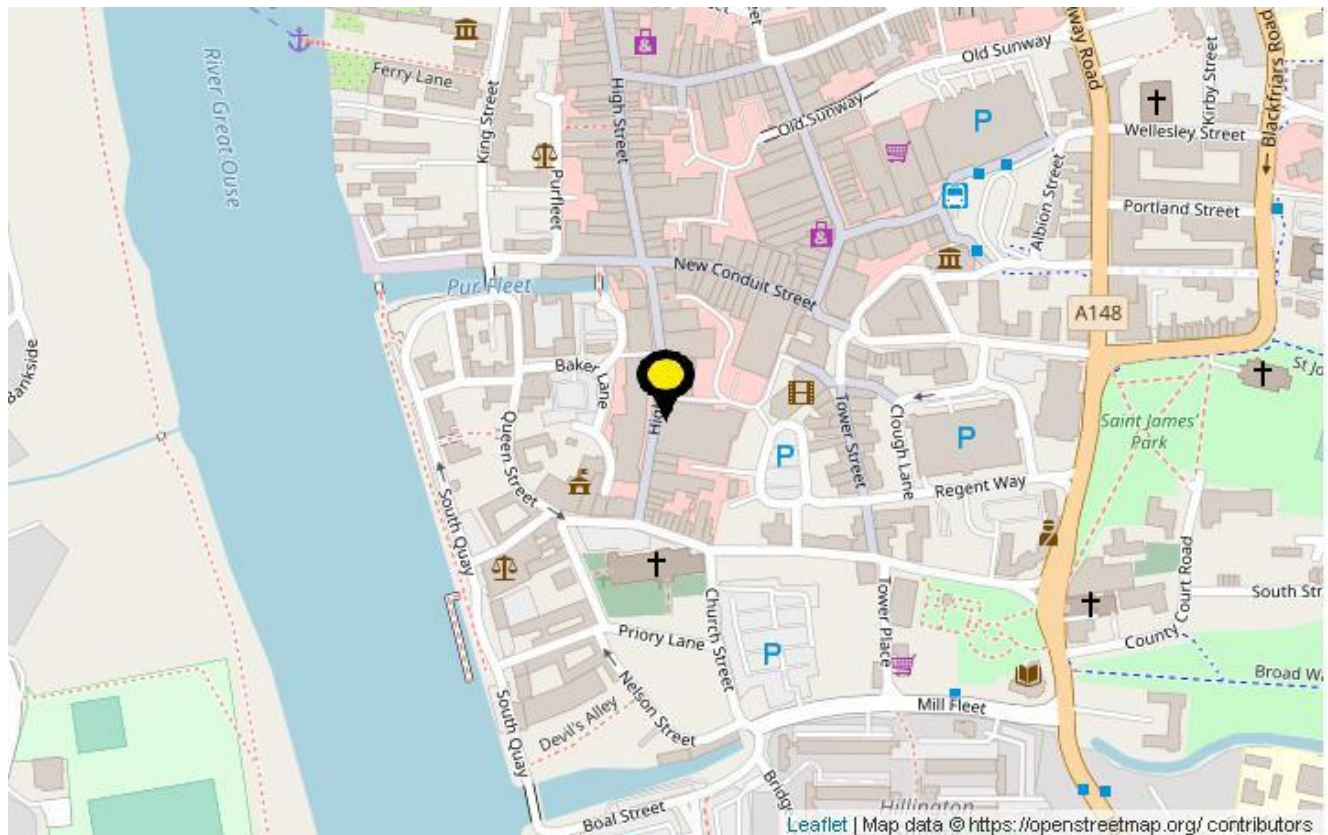
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