



01553 778068 | KingsLynnCommercial@Brown-co.com



118 High Street, King's Lynn PE30 1DD **TO LET £11,950 Pax**

High Street Retail Premises

- Good Display Frontage
- Close to Saturday Market Place
- Pedestrianised Area of Town
- Suitable for a Variety of Uses (Subject to Planning)

81.94 sq m (882 sq ft)

Location

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 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

The property occupies a good position on King's Lynn High Street with close proximity to British Heart Foundation and various popular cafes and dining operators.

Description

A ground floor shop unit currently fitted out to provide separated customer and staff areas with various security measures, including 'man trap' access to staff areas to the rear, glazed teller positions, partitioned office, kitchen and open plan areas, with store and WCs to the rear. Décor is mainly neutral with colour washed walls, suspended ceiling with reflected light boxes, and carpeted floors. The shop can be stripped out to shell to accommodate more standard retail uses, with the prior approval of the landlord.

Accommodation

The property has the following (approximate) floor area.

	m ²	ft ²
Ground Floor	82	882
Overall	82	882

Services

We understand mains electricity, water and drainage are connected to the property.

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 2023/24 £7,500.00

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

We are informed VAT will be charged on the rent.

Legal Costs

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

EPC Rating

The property has an EPC rating of D.

Viewing

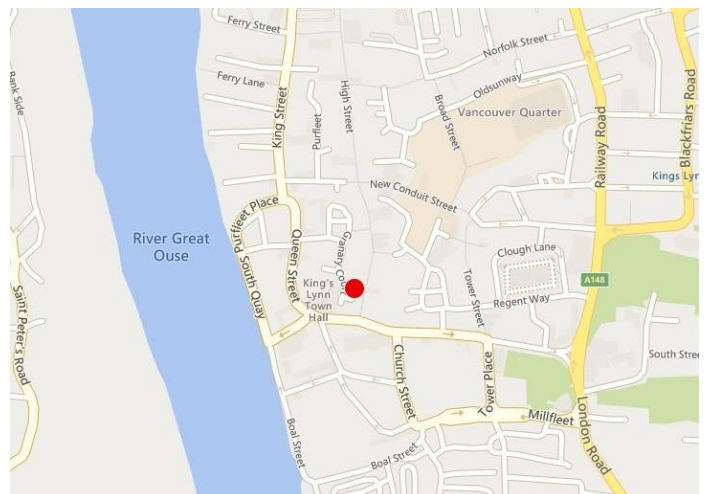
Strictly by appointment with the Letting Agent.

Brown & Co

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25-26 Tuesday Market Place
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PE30 1JJ

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