



5 St. Nicholas' Court, Church Lane, Dersingham PE31 6GZ

**TO LET £25,000 PAX**

High Quality, Flexible Business Space

- Suit a Range of Uses (STP)
- Excellent Parking & Access
- Part of the Successful St Nicholas' Court Development
- Available on a New Lease

**165.9 sqm (1,786 sqft)**

**Alison Richardson**  
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Property and Business Consultants  
[brown-co.com](http://brown-co.com)

## Location

The property is situated in the sought after St Nicholas' Court Development next to St Nicholas' Church on the edge of Dersingham Village.

Existing occupiers in this successful development includes St Nicholas Endoscopy Unit, Allen Tomas Financial Advisors, Hawkins Ryan Solicitors and Norfolk Dialysis.

Dersingham, which is situated on the busy A149 Coast Road, has a population of approximately 4,700 and benefits from many local amenities including the nearby Royal Estate at Sandringham. Situated some 8 miles north of King's Lynn (main line railway station), 7 miles South of the seaside town of Hunstanton, and 43 miles North-West of the City of Norwich.

## Description

The former retail outlet comprises a high quality barn conversion facing onto a good sized customer parking area.

The property is laid out to provide a main retail/showroom area with ancillary accommodation to both sides.

## Accommodation

The property provides the following net internal floor area (Subject to measured survey):-

Description	sqm	sqft
Retail Space	150.7	1,622
Ancillary	15.2	164
<b>Overall</b>	<b>165.9</b>	<b>1,786</b>

## Services

Mains water and electricity 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 to confirm the Rates Payable:

Rateable Value (1 April 2023)	£22,500.00
Rates payable for 2023/2024	£11,227.50

## 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.

Landlord may consider splitting the property.

## VAT

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

The property has a rating of B.

## Viewing

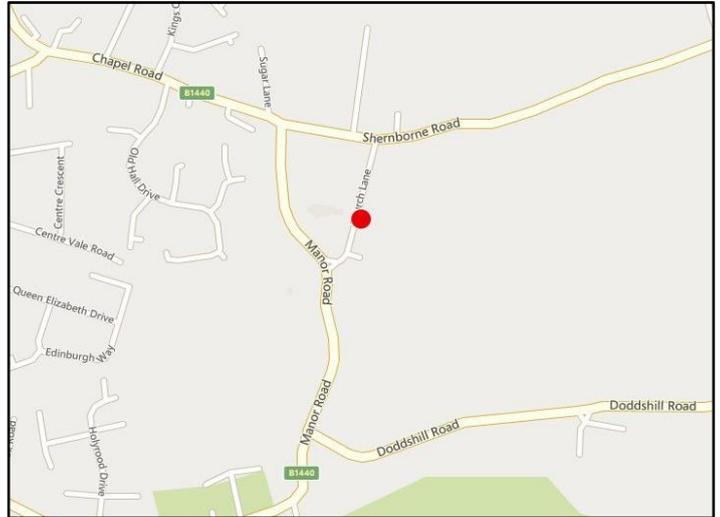
Strictly by appointment with the letting agent:-

### Alison Richardson

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## IMPORTANT NOTICES

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