



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
Brown&Co Kings Lynn
01553 778068
alison.richardson@brown-
co.com

BROWN & CO

Property and Business Consultants
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
Overall	165.9	1,786

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.

Service Charge

A service charge will be payable.

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

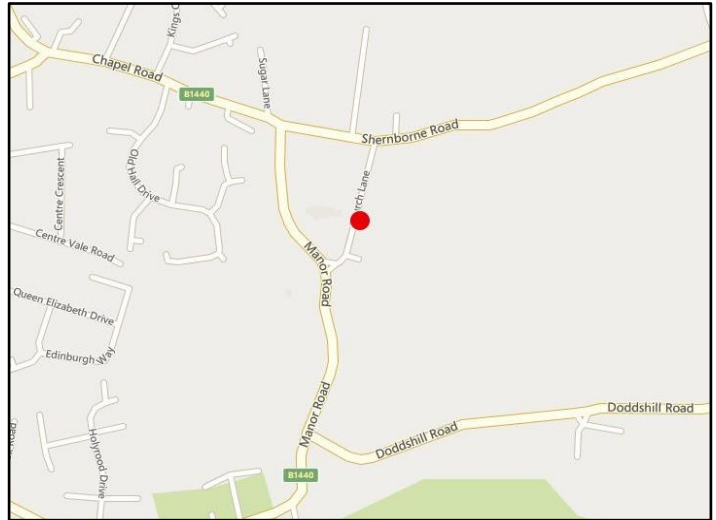
Strictly by appointment with the letting agent:-

Alison Richardson

Brown&Co Kings Lynn Office

01553 778068

alison.richardson@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 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 George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. June 24, 2024

Market Chambers, 25-26 Tuesday Market Place,

Kings Lynn PE30 1JJ

01553 778068 | kingslynncommercial@brown-co.com

BROWN & CO