



1 Stonegate Street, King's Lynn PE30 5EF

**TO LET £14,750 PAX**

Prominent Corner Premises

- Longstanding Bathroom Showroom Premises
- Available Due to Retirement
- Well Maintained Two Storey Period Building
- Suitable for a Wide Variety of Business Uses (STP)

**197.5 sqm (2,126 sqft)**

**John Weston**

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**BROWN & CO**

Property and Business Consultants  
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## Location

The property is prominently located on the northern side of Stonegate Street at its junction with Tower Place a short distance from London Road. Stonegate Street is a primary and heavily trafficked route serving King's Lynn town centre and waterfront, via the historic South Quay and Saturday Market Place. Tower Place is a busy pedestrian route into the town centre from Hillington Square and The Friars beyond. Turn in to Stonegate Street from London Road at the traffic light next to the Library and No 1 will be found on the right hand side after 100m. Public car parks available close to the property.

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.

## Description

The property comprised a two storey C19th building of traditional brick and slate construction which has traded as a bathroom and shower centre since the 1970's. The ground and first floors each provide uninterrupted floor space with no changes in level but benefits from good natural light throughout and attractive matchboard ceilings. There is a first floor kitchenette and cloakroom and ground floor service doors to Tower Place. The main entrance is to Stonegate Street itself.

The flexible layout of the property allows it to appeal to a range of alternative business uses such as offices, meeting rooms, health or fitness, restaurant/bar or training rooms and well as continued showroom use (STP).

## Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor	100.7	1,084
First Floor	96.8	1,042
<b>Overall</b>	<b>197.5</b>	<b>2,126</b>

## Services

Mains water, electricity and drainage are connected. Mains gas is believed to be available.

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 (1 April 2023)      £8,800.00

## Terms

The property if offered to let on a new full insuring and repairing lease for a term of 10 years with 5 yearly rent review, after which time the Landlord may consider a sale.

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

## VAT

VAT will not be charged on the rent.

## Legal Costs

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

## EPC

EPC – C.

## Viewing

Strictly by appointment with the letting agent:-

### John Weston

Brown&Co Kings Lynn Office

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