



46 High Street, King's Lynn PE30 1BE
TO LET £25,000 Pax
 Attractive Ground Floor Retail Premises

- Good Display Window Frontage
- Busy High Street Location
- Nearby Neighbours Include Costa Coffee, Clintons, Savers, Boots & Primark
- Rear Loading Access

142 sqm (1,534 sqft)

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Property and Business Consultants
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Location

No 46 occupies a highly visible position on the pedestrianised High Street off the busy Tuesday Market Place Public Car Park. The property is adjacent to Subway and close to Primark, Boots, Starbucks, Costa Coffee and Poco Lounge.

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

Description

The property comprises an attractive ground floor retail premises with rear ancillary. The property is currently laid out to provide open plan retail space with ancillary, office and cloakroom to the rear. The property benefits from rear loading access via White Lion Street.

Accommodation

The property provides the following internal floor area:-

Description	sqm	sqft
Ground Floor Retail Including Ancillary, Office & Cloakroom	142	1,534
Overall	142	1,534

Services

Mains water, drainage and electricity are understood to be connected.

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

To be assessed.

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.

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 C.

Viewing

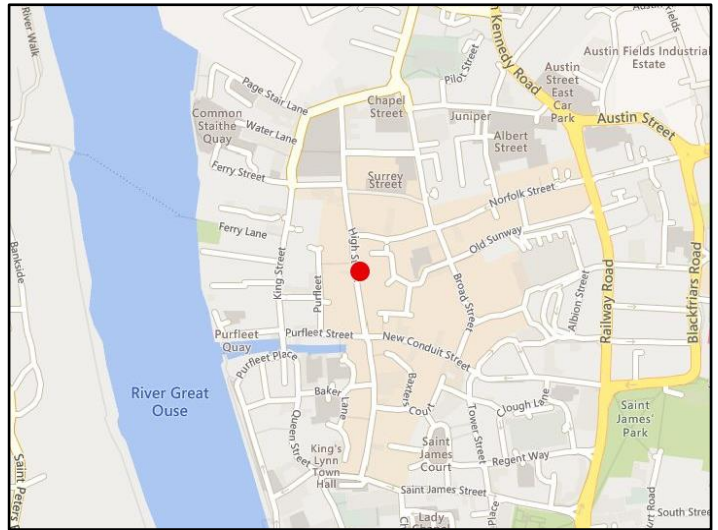
Strictly by appointment with the letting agent:-

Alison Richardson

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