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## **New Builds, St Johns Way, Downham Market, PE38 0QQ**

**FOR SALE Prices from £215,000**

Brand New Industrial Units - Currently Under Construction

- Located on a Prominent Corner Site
- To be Built to a Good Specification with Good Clear Height
- Secure Site with Dedicated Parking Spaces
- Suitable for a Variety of Uses - Subject to Planning

**178.93 - 726 sq m (1,926 - 7,813 sq ft)**

**Location**

The properties are located on the popular St John's Business Park just off the A1122 Town Bypass. Downham Market is a traditional Norfolk market town situated in the west of the county on the A10, some 10 miles south of the sub-regional centre of King's Lynn and 35 miles north of Cambridge. The town has a population of approximately 10,000 and serves a much larger catchment area covering the outlying villages and has experienced considerable new house building over recent years with further expansion planned for the future. There is a good range of public amenities including infant, middle and high schools, health facilities, swimming pool, library etc. The town benefits from a main line rail station on the King's Lynn to London line (London King's Cross 1 hour 20 minutes approximately).

**Description**

The properties will comprises a development of 4 brand new industrial units currently under construction. Each unit will be constructed to a good standard and will be connected to mains electricity, water and drainage. Planning Permission was granted under reference No: 20/00746/F in August 2020 - full plans available on Borough Council of Kings Lynn & West Norfolk Public Access site. Note: While we are still at the early stages of construction, a purchasers specific requirements could be incorporated into the build.

**Accommodation**

The property has the following (approximate) gross internal floor area taken from plan:

	m <sup>2</sup>	ft <sup>2</sup>
Unit 1	185	1,991
Unit 2	181	1,948
Unit 3	181	1,948
Unit 4	179	1,926
<b>Overall</b>	<b>726</b>	<b>7,813</b>

**Services**

Mains water, electricity and drainage will be connected to the units. 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 properties are offered to let on new full insuring and repairing leases for a minimum term of 3 years or multiples thereof. Please note that any lease will be subject to a satisfactory credit reference check.

The properties are offered for sale freehold with vacant possession.

	Freehold
Unit 1	£225,000
Unit 2	£215,000
Unit 3	£215,000
Unit 4	£218,000

**VAT**

VAT will be charged upon any rent/sale price negotiated.

**Legal Costs**

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

**Viewing**

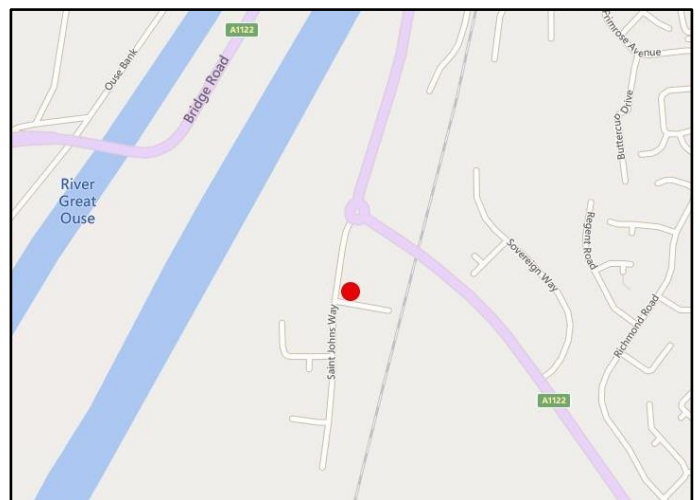
Strictly by appointment with the Sole Agent.

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