



142 Norfolk Street, Kings Lynn PE30 1AU

TO LET £29,500 pax

Prime Retail Unit in Busy Pedestrianised Shopping Area

- Well Located Double Fronted Retail Unit in a Prominent Position
- Situated on a Busy Pedestrianised Area
- Next to M&S, WH Smith & Caffè Nero
- Vehicular Parking & Rear Loading

227 sqm (2,447 sqft) Sales Area

Alison Richardson

Brown&Co Kings Lynn

01553 778068

alison.richardson@brown-co.com

BROWN & CO

Property and Business Consultants

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Location

The property is located on the busy pedestrianised area of Norfolk Street between Three mobile shop and Caffe Nero, opposite WH Smith/Post Office, just up from M&S, Waterstones, Just Essentials and backing on to the Surrey Street Public Car Park. King's Lynn is a busy market town and important sub-regional centre, situated on the southern shores of The Wash. The town has a population of just over 48,500 and a catchment area of circa 250,000. The Town is the retail and administrative centre for the whole of the West Norfolk area having a wide range of both national and local retailers. Good road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40mintes approximately) and a strongly established port trade, particularly with Scandinavia and Northern Europe.

Description

The Grade II property has 8m double fronted window display and provides a good sized retail area with planned cloakrooms to the rear space. Rarely available dedicated rear service yard (accessed via Surrey Street) with loading facilities and parking parking for approximately 2 vehicles.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Retail Space	227	2,447
Plus ancillary		
Overall	227	2,447

Services

Mains water, electricity and drainage 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)	£35,250
Rates payable for 2024/2025	£17,589.75

The business rates for the property will be re-assessed as the unit size has been altered.

Terms

The property is offered to let on a new full repairing and insuring lease for a minimum term of 3 years or multiples thereof. 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

The property has a rating of B.

Viewing

Strictly by appointment with the letting agent:-

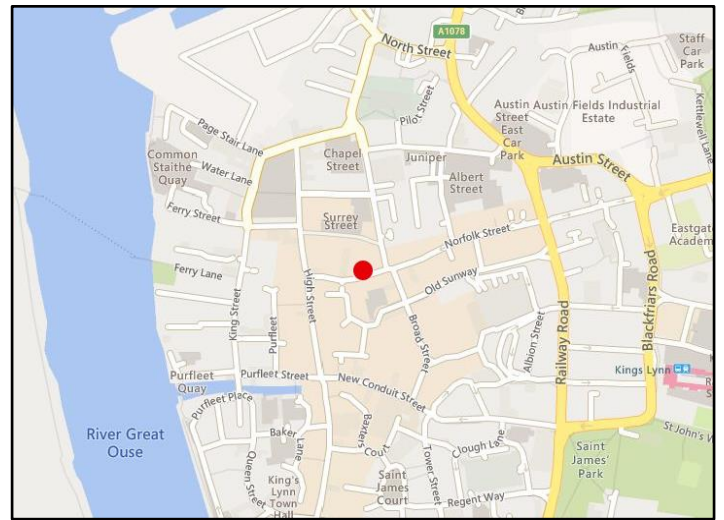
Alison Richardson and Alex Brown

Brown&Co Kings Lynn Office

01553 778068

alison.richardson@brown-co.com

alex.brown@brown-co.com



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Market Chambers, 25-26 Tuesday Market Place,
Kings Lynn PE30 1JJ
01553 778068 | kingslyncommercial@brown-co.com

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