



Yard rear of 51-59 Main Road, Clenchwarton PE34 4BQ

TO LET £520 pcm

Secure Yard Space

- Secure Yard with Portacabin Office
- Concrete Hard Standing
- Secure Perimeter Fencing
- Village location

708 sqm (7,621 sqft)

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Property and Business Consultants

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Location

The yard is located just off Main Road in the village of Clenchwarton only 1 ½ miles from the Pullover Roundabout giving access to the A17 and A47 with Kings Lynn only 3 miles.

The village offers day to day facilities with good bus links to the town. A further range of shopping, educational and transport facilities available in Kings Lynn.

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).

Description

The property is located to the rear of a small business estate set behind St Clements Cars. The site is accessed to the left and entered through a full height gate. The site is laid to hard standing.

The portacabin on site comprises an office with kitchen and cloakroom off.

Accommodation

The property provides the following area:-

Description	sqm	sqft
Overall	708	7,621

Services

It is understood that the electricity supply is provided by the next door unit with the yard tenant to reimburse.

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) £2,800

Terms

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

VAT will not be charged on the letting.

Legal Costs

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

EPC

Not applicable.

Viewing

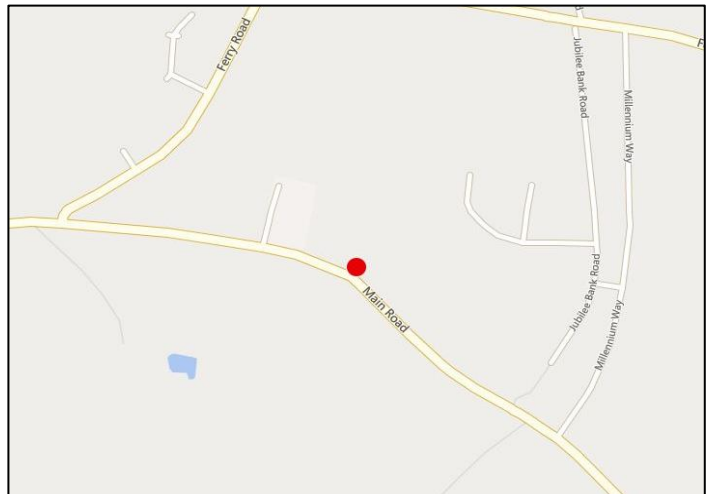
Strictly by appointment with the letting agent:-

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