



50 London Road, King's Lynn PE30 5QH
TO LET £8,250 Pax
Self-Contained Ground Floor Retail Premises

- Good Window Display Frontage
- Busy Location
- Well set out open trading area
- Suitable for a Variety of Uses (STP)

57.8 sqm (622 sqft)

Alex Brown
Brown&Co Kings Lynn
01553 778068
Alex.brown@brown-co.com

BROWN & CO
Property and Business Consultants
brown-co.com

Location

The property is situated on London Road, one of the busy main routes into the Town Centre. No50 is situated in a conservation area of mix retail and residential properties with nearby commercial occupiers including Stop 'N' Go Off Licence and The Daily Grind Café, barbers, and professional offices.

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, A17, A47 and A148/A149, whilst there is a mainline rail service to London Kings Cross (1 hour 40 minutes) and established port trade, particularly with Scandinavia and Northern Europe.

Description

The property comprises an open retail space with exposed brickwork, vinyl flooring and excellent refurbished display window with direct frontage to London Road. There is a good sized office/store room and cloakroom to the rear. A W/C and store are to be constructed in the rear hall of the shop creating a fully self-contained unit.

LED spotlights are located at the rear of the shop along with electrical and internet outlets. CCTV is fitted in the property. Free parking bays are available just down London Road.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Trading area	41.39	446
Plus front display area		
Office/Staffroom/Store	13	143
Plus Cloakroom		
Overall	57.8	622

Services

Mains water and electricity 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 as the property may be eligible for some form of Transitional Relief:

Rateable Value (1 April 2023) £6,500

Terms

The property is offered to let on a new full insuring and repairing lease for a minimum term of 3 years or multiples thereof. Please note that any lease is subject to a satisfactory credit reference check.

VAT

VAT will not be charged upon 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 E.

Viewing

Strictly by appointment with the letting agent: -

Alex Brown

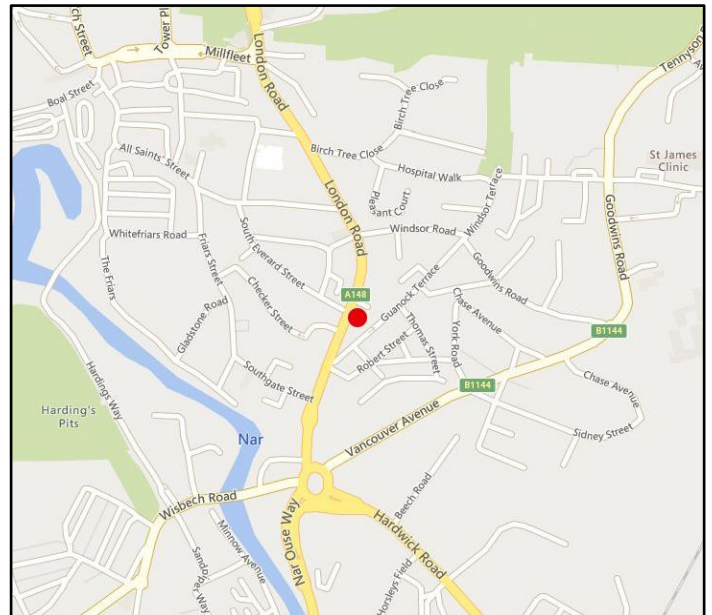
Brown&Co Kings Lynn Office
01553 778068

Alex.brown@brown-co.com

Alison Richardson

Brown&Co Kings Lynn Office
01553 778068

Alison.richardson@brown-co.com



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

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