

Cruso & Wilkin

**107 High Street,
King's Lynn, Norfolk, PE30 1DW**



**High Street Location.
Ground Floor business unit, suited to alternative uses (stp)
Rear private parking space**

PRICE ON APPLICATION

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The Estate Office, Church Farm, Station
Road, Hillington, King's Lynn PE31 6DH

Introduction:

107 High Street consists of a former banking premises, with ground floor area split into a front of house (former banking) area, a with ramp and steps leading to the rear offices and planned toilet facilities.

The new owners have recently undertaken various improvements to the Unit, electrics are to the NICEIC standard with new distribution board and led lighting. It is intend to install a new staff toilet and hand wash facilities within the ground floor premises — see attached plan.

Private off road parking area to the rear of the property for one vehicle.

The popular market town of King's Lynn is home to a number of local, regional and national stores. The railway station provides direct links to Cambridge and London (King's Cross). King's Lynn is serviced by the A47, A17 & A10 providing access links to the midlands, the north and south of England. The town has a population of approx. 43,000 and services an estimated shopping catchment of 150,000.

Directions:

From the Tuesday Market Place, walk down the High Street towards King's Lynn Minster walking past shops including Primark, Subway and Boots. 107 High Street can be identified by the Agent's "To Let" board on the right hand side of the High Street, opposite Santander.

Description:

107 High Street comprises of a former banking premises, with an open plan ground floor and additional office space, with access to rear private parking area.

The property requires refurbishment and ifinal fit out to the Tenants requirements.

Accommodation:-

The property benefits from the following approximate internal floor areas:-

Description	Sq m	Sq ft
Ground Floor Incl. offices retail and storage	86.5	930
	<u>86.5</u>	<u>930</u>

Business Rates:

We note from the Valuation Office Agency website that the property is assessed to a current Rateable Value of £11,500. This is for the whole property and will need to be revalued as the Ground Floor area only..

There may be the possibility of benefiting from Small Business Rates Relief for this premises. Interested parties should verify this information with the Local Authority, namely the Borough Council of Kings Lynn & West Norfolk. Tel. 01553 616200.

EPC Rating:

Energy Performance Certificate identifies the property with a current Rating of E, this needs to be reappraised as this was for the whole property not just the ground floor.

Lease/ Tenure:

The property is available on a new Full Repairing and Insuring Lease, for a term of years to be agreed, at a rent to be agreed per annum, exclusive.

Legal Costs:

The ingoing tenant will be expected to bear the Landlord's reasonable legal costs incurred in the preparation of the lease documentation.

VAT:

It is understood that VAT is not currently applicable to the rent.

References:

Prospective tenants should note that they will be required to provide references and an administration fee of £45 plus vat will be charged.

Services:

It is understood that the property benefits from mains electric, water and drainage. However, no tests have been carried out on the services and interested parties should arrange their own tests to satisfy them that they are in functional order.

Viewing:

Strictly by prior arrangement.

Cruso & Wilkin Telephone: 01553 691691- Alex Ison

Email:- ai@crusowilkin.co.uk

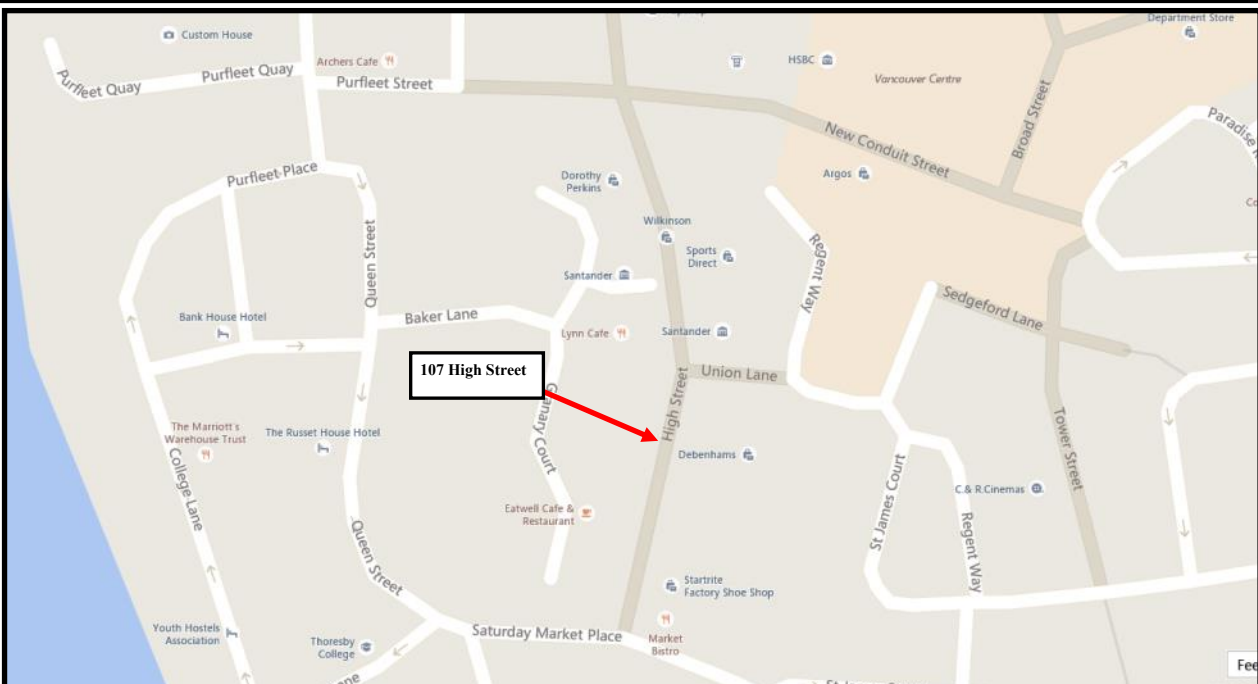
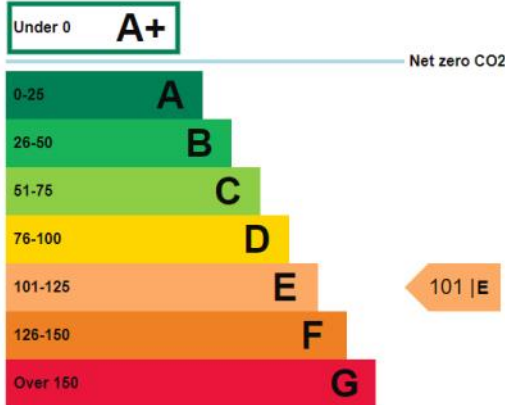
Details amended:- 7 Jan 2024

SUBJECT TO CONTRACT File No: AI/ 99/2



Energy efficiency rating for this property

This property's current energy rating is E.



Based upon the Ordnance Survey
with the sanction of the controller of

Cruso & Wilkin

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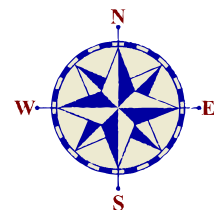
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www.crusowilkin.co.uk

**NOT
TO
SCALE**

This plan is published for the
purpose of identification only,
and, although believed to be
correct its accuracy is not
guaranteed.

Date:- January 2024

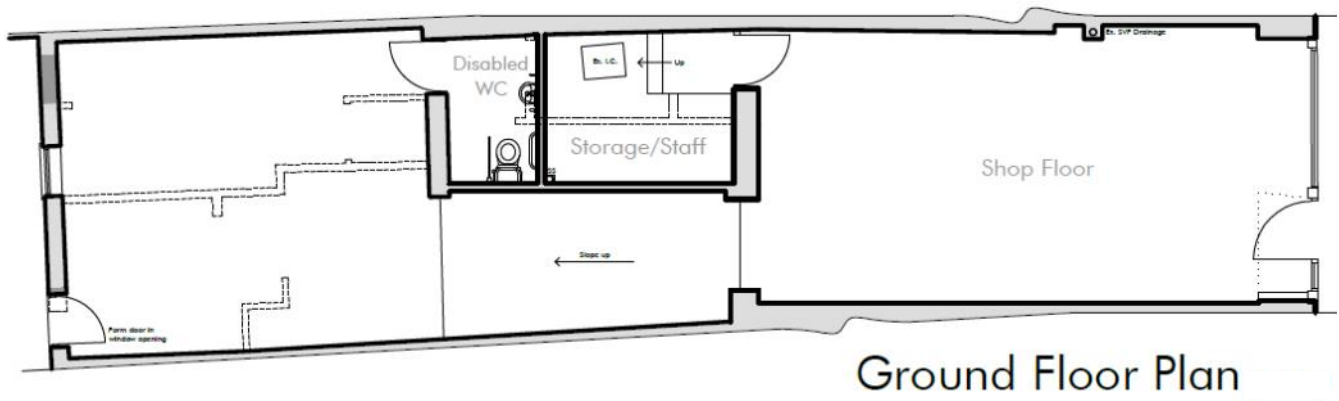
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Important Notices

Cruso & Wilkin for themselves and for the Vendors or Lessors of this property, whose agents they are, give notice that: All statements contained in these particulars as to this property are made without responsibility on the part of Cruso & Wilkin, their joint agents or the Vendors or Lessors. These particulars are set out as a general outline for the guidance of intending Purchaser or Lessees, and do not constitute any part of an offer or contract. All descriptions, dimensions and references to conditions necessary permission for use and occupation and other details are given, having (for the purposes of The Property Misdescriptions Act 1991) taken all reasonable steps to avoid committing an offence. Nonetheless, such statements do not constitute any warranty nor representation by the Vendor. Further, such statements are accurate only to the best of the present information and belief of the Vendor. We have not been instructed to carry out a physical survey of the property, a structural survey, nor to test any of the services, fixtures, fittings or appliances which pass through, in, on, over or attached to the property (whether or not referred to within these particulars). No person in the employment of Cruso & Wilkin has an authority to make or give any representations or warranty whatever in relation to this property, nor is such representation or warranty given by Cruso & Wilkin or the Vendors of the property. It is the responsibility of any intending Purchaser to satisfy himself as to the basis upon which he makes an offer. into any contract pursuant to any such offer, he shall have relied solely upon his own inspection and enquiries and has satisfied himself of boundaries and all other matters and the terms of such contract. The making of an offer for the property will be taken as an admission by the intending Purchaser that he has relied solely upon his own judgement, and to the extent that he has not personally verified the information in these particulars, he has noted and accepted the qualification and disclaimers set out as above.

Annotated plan of the proposed layout of Ground Floor 107 High Street, King's Lynn



Cruso & Wilkin

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