

Cruso & Wilkin

**105A—106 High Street,
King's Lynn, Norfolk, PE30 1DA**



**Prominent High Street Position
Ground Floor business / retail unit, suited to alternative uses (stp)
First floor offices / storage facilities & rear parking area,**

**OFFERS IN THE REGION OF - £15,000 pax
(SUBJECT TO CONTRACT)**

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

Introduction:

105A—106 High Street comprises of a retail premises used historically as a café/ restaurant with first floor offices and ancillary space. Car parking for 1 car to the rear. Suited to alternative uses (subject to planning and Landlords approval).

The property is located in close proximity to national and private retail shops and other business activities.

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. 40,000 and services an estimated shopping catchment area 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 River Island.

105A –106 High Street can be identified by the Agent's To Let board.

Description:

Formerly used as a café/ restaurant, redesigned and decorated by the previous tenants into :-

Ground floor - currently split into a front of house seating area and the rear area as a kitchen and stores.
First floor - is divided into 2 offices, additional rooms including staff welfare facilities, including toilets.

Private off road parking (1 car) to the rear of the property.

Accommodation:-

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

Description	Sq m	Sf ft
Ground Floor Incl. offices retail and storage	74.62	802
First Floor Incl toilets, kitchen and lobby	<u>94.31</u>	<u>1,015</u>
	<u>168.93</u>	<u>1,817</u>

Business Rates:

We note from the Valuation Office Agency website that the property is assessed to a Rateable Value of £12,500 as from 1st April 2023 to present.

It is noted that there may be Small Business Rates Relief, but interested parties must verify this information with the Local Authority - 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**

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 plus VAT 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.

VAT:

It is understood that VAT is 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, (gas) and drainage. **Agents Note:-** 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.

Deposit:

Successful tenants will be required to lodge a deposit equivalent to three months rent with the Landlords

Viewing:

Strictly by prior arrangement.
Cruso & Wilkin Telephone: 01553 691691
Alex Ison - email:- ai@crusowilkin.co.uk

Details Prepared

SUBJECT TO CONTRACT / VACANT POSSESSION

File No: AI/99/4

Energy Performance Asset Rating

More energy efficient

A+

Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

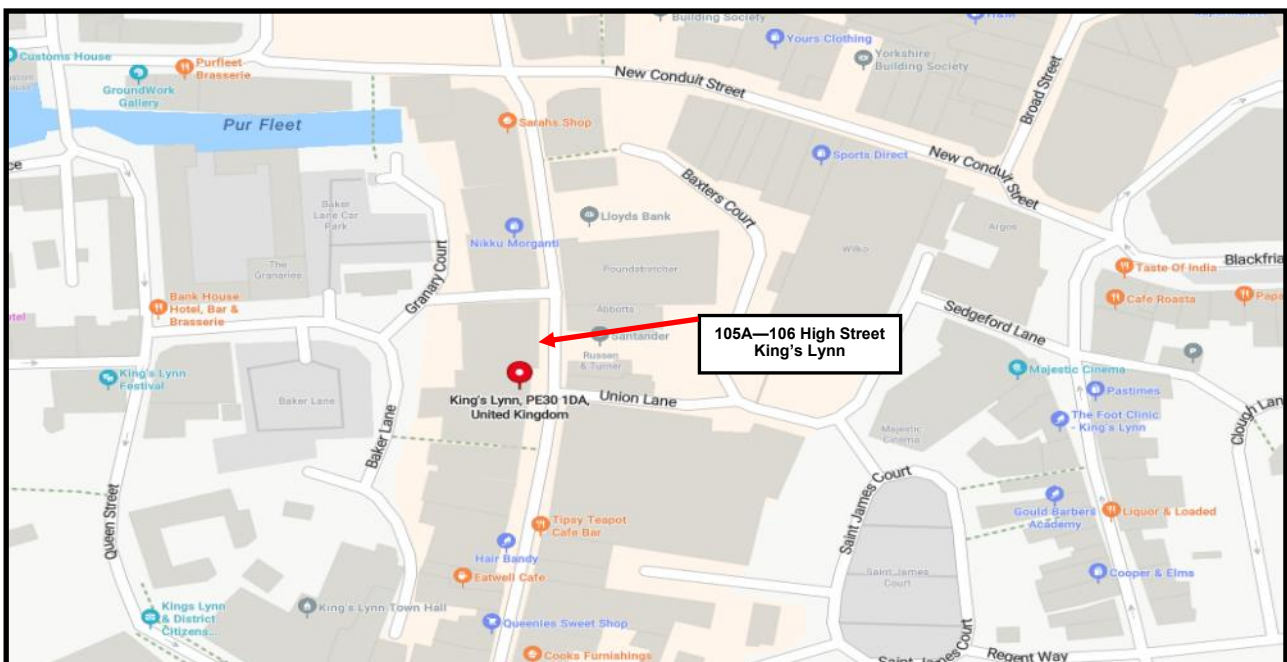
D 76-100

E 101-125

F 126-150

G over 150

◀ **102** This is how energy efficient the building is.



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

Cruso & Wilkin

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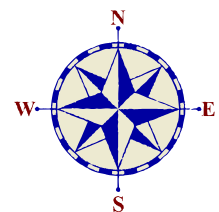
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**NOT
TO
SCALE**

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

Date:- Jan 2024

Ref : 99/4



IMPORTANT NOTICES:

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