

TO LET - New Lease

Prominent , Self – Contained Commercial Unit

with Independent External Access
 at the RECENTLY CONSTRUCTED

St James Medical Practice, South Wootton, King's Lynn, Norfolk



- Gross Internal Area Approx: 1,452 sq.ft. / 135 sm
- High visibility location - attached to busy surgery – *would suit related uses or other professional services (stp)*
- Onsite Parking to be Included
- **RENT: £40,000 per annum (ex VAT)**

COMMERCIAL UNIT @
St James Medical Practice
Edward Benefer Way
King's Lynn
Norfolk PE30 2FQ

Folio: E/207tc



Commercial Unit @ St James Medical Centre, Edward Benefer Way, King's Lynn, PE30 2FQ

Location St James Medical Centre is located off Edward Benefer Way, South Wootton, one of the main feeder roads into **King's Lynn town centre**, the regional hub of West Norfolk. This location is within walking distance of various local residential areas including 'The Woottons', 'Grange' and 'Reffley' with regular bus services stopping directly outside. There are also currently new residential estates being constructed adjacent.

Description A self-contained ground floor commercial unit forming part of the recently constructed St James Medical Practice.

Gross Internal Area c. 1,452 sq ft / 135 sm

Currently open plan with large windows and sliding entrance door to the front with separate access door to the side.

Ready for ingoing tenant to fit out to suit requirements. Parking onsite to be included.

Lease The premises are available to let on a new lease for an initial term of say 10 years, fully repairing and insuring by way of a service charge. Rent reviews every 3 years.

Business Rates To be assessed. Tenant responsible.

Services Mains electricity, water & drainage in the unit. These services and related appliances have not been tested.

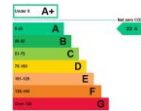
Rent £40,000 per annum, ex VAT. (N.B. The rent is quoted exclusive of VAT, if applicable).

Legal Costs Ingoing tenant to be responsible for the Landlords reasonable legal costs in connection with the transaction.

Viewing Further details and arrangements for viewing may be obtained from **LANDLES**.

Negotiations All negotiations in respect of this property are to be carried out strictly via the Agents, **LANDLES**.

Tenancy Application Form Interested parties should fill out a Tenancy Application Form available from the Agent's offices. Tenancy application fee payable @ £120 including VAT, to the Agents.



EPC Band A



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