

TO LET

New Lease

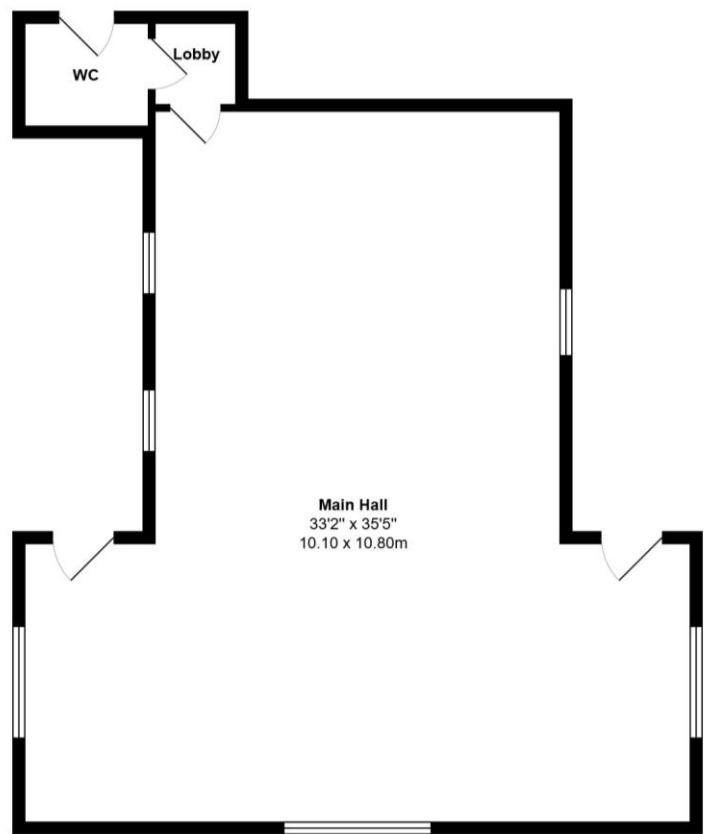
North Wing - The Old School, Castle Rising Multi-Purpose Commercial Unit

Suit a variety of businesses - Retail – Studio – Office – Workshop (STP)



- Delightful position in centre of village
- Approx. 900 sq.ft.
- Ample parking
- **RENT: £13,500 pax**

North Wing
The Old School
Castle Rising
King's Lynn
PE31 6AG



North Wing, The Old School, Castle Rising, PE31 6AG

Total Area: 900 ft² ... 83.6 m²

All measurements are approximate and for display purposes only

North Wing, The Old School, Castle Rising, King's Lynn, Norfolk, PE31 6AG

Castle Rising is a renowned conservation village and famous for its Norman Castle, situated approximately 3 miles north of King's Lynn, with the popular Woottons close by. The village is home to a range of local amenities including tea rooms, a public house, offices, dentist, salon and other retail. The property enjoys easy access to the main road network via the A149, with King's Lynn just 3 miles south offering a wider range of services together with a mainline rail link to London King's Cross via Cambridge.

North Wing, The Old School, forms part of a distinctive and characterful converted former school, providing adaptable commercial space suitable for a variety of uses (subject to planning). Current planning consent (A1 retail) was granted in 2015 for clothes retailing. The accommodation is arranged as a single large open plan room, with WC facilities, and benefits from high ceilings with exposed trusses, excellent natural light, and gas-fired warm air heaters. The premises present a rare opportunity to occupy prime commercial space within a landmark building at the heart of Castle Rising.

Accommodation

Width (max): 33' 2"

Length (max): 35' 5"

Gross Internal Area: Approx 900 sqft / 83.6 cm

Lease

The premises are available to let on a new lease for a suggested term of 6 years, by negotiation. Rent reviews 3 yearly. Tenant fully repairing and insuring (FRI).

The lease to be contracted outside of the security of tenure provisions of the 1954 Landlord & Tenant Act

Rent

£13,500 per annum, ex VAT. (NB The rent is quoted exclusive of VAT, if applicable).

Business Rates

The VOA website indicates a current Rateable Value of £8,600. Note: At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief

Services

All main services. These services and related appliances have not been tested. Space heating via gas warm air heaters.

Legal Costs

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

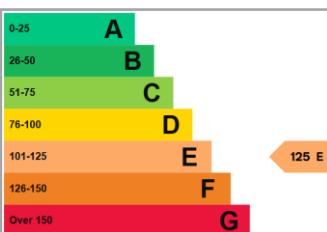
Viewing

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**.

EPC – Band E / 125



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