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COMMERCIAL PROPERTY Sales Lettings Valuations

LANDLES

TO LET

New Lease

Ground Floor Office Unit within

Historic Town Centre Quadrangle of in Grade 1 Listed Thoresby College









- Ideal position in Historic quarter of town
- Windows overlooking picturesque central quadrangle of Thoresby College
- Parking, subject to availability, on Separate Licence
- **RENT: £425 pcm, ex. Inc. CH & Hot Water**

4 Thoresby College
Queen Street
King's Lynn
PE30 1HX

Folio: T/221tc

Blackfriars Chambers | Blackfriars Street | King's Lynn | Norfolk | PE30 1NY
Tel 01553 772816 E info@landles.co.uk | www.landles.co.uk

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Commercial property agents & valuers

RICS

4 Thoresby College, Queen Street, King's Lynn, PE30 1HX

Location Thoresby College is a highly convenient location in the historic quarter of King's Lynn, just off the Saturday Market Place. All the town amenities are within walking distance including the high street, South Quay & the bus & mainline railway station.

Description Ground floor office with kitchenette, store cupboard & WC. Accessed via communal hallway.

Accommodation
Office: 16'5"x 17'8" ..... 293 sq ft
Kitchenette
WC

Lease The premises are available to let by way of a new lease, on the following main terms: Tenant responsible for internal repairs and decoration. Initial term of 3 years. Mutual break option after 1 year and at any time thereafter with 2 months' notice. Provision of Rent Review at second anniversary and annual reviews thereafter. The lease is to be contracted out of the security of tenure provisions of the 1954 Landlord & Tenant Act.

Tenancy Applications Interested parties will need to complete a Commercial Tenancy Application Form available from the Agents. There is a Tenancy Application Fee payable of £120 (inc VAT)

Rent £425pcm, ex. The rent includes the provision of Central Heating & Hot Water and excludes electricity.

VAT
The rent is not subject to VAT.

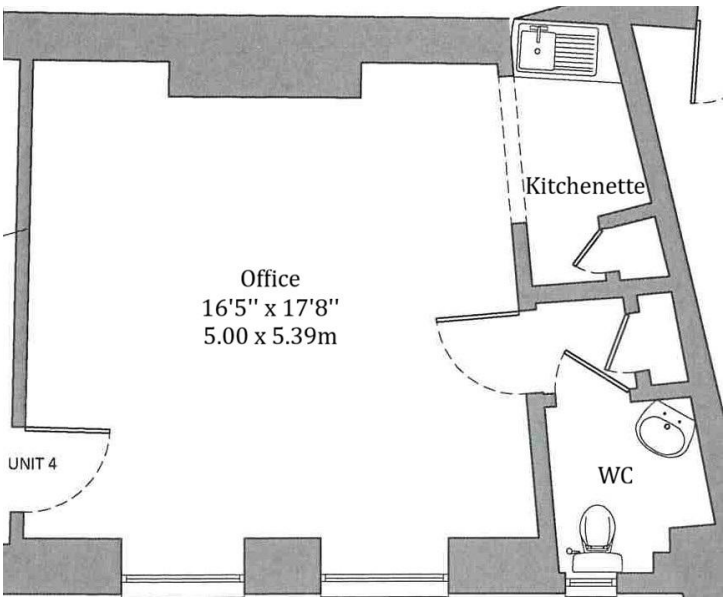
Business Rates The VOA website indicates a Rateable Value of £4,050. Note: At the present time Rateable Values below £12,000 benefit from 100% Small Business Rates Relief.

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 – 110/E



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SALES | LETTINGS | VALUATIONS
Commercial Property
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