

TO LET

New Lease

Detached Commercial Unit

(Former Nursery/Day Care)

MAY SUIT: Offices/Consulting rooms/Artisan craft/Art Studio/Workshop
- Subject to Planning -



- Self-contained office/studio/workshop
- GIA – Approx 879 sqft
- Main Hall, Kitchen, WC's and FF Office
- **RENT: £550 pcm ex.**

Church Hall
77 St. Peters Road
West Lynn
King's Lynn



Church Hall, 77 St. Peters Road, West Lynn, King's Lynn, PE34 3JT

The **Church Hall** is positioned within the historic grounds of St Peter's Church, providing an attractive and distinctive setting within the heart of West Lynn.

Formerly occupied as a nursery/day care facility, the property offers flexible accommodation suitable for a variety of alternative uses, subject to any necessary planning consents. Potential uses may include offices, consulting rooms, artisan craft workshops, art studio accommodation, community uses and similar commercial occupiers.

The accommodation comprises a substantial main hall extending to approximately 45m², together with a fitted kitchen, separate male and female WC facilities, first-floor office accommodation and enclosed external courtyard areas.

Having been recently redecorated throughout, the premises provide an excellent opportunity to occupy versatile commercial space within a well-connected and increasingly popular location on the western edge of King's Lynn.

Accommodation

Foyer: 5'5" x 7'
Main Hall: 15'10" x 30'7"
Kitchen: 6'7" x 11'
First Floor Office: 15'10 x 11'
Two Separate WC's
Rear & Front Courtyard

Rent

£6,600 per annum, ex VAT.

VAT

The rent is quoted net of VAT, if applicable.

Lease

The premises are available to let by way of a new lease, on the following main terms: Tenant responsible for internal repairs, windows/glass, and decoration and grounds, 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.

Business Rates

Currently not rated as "religious use". Change of use to commercial will attract Business Rates, to be assessed by the VOA.

Note: The anticipated level of RV is likely to attract 100 % relief.

Legal Costs

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

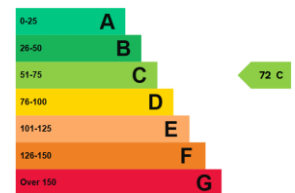
Viewing

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 – 72 C



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