

01553 770771 | KingsLynnCommercial@Brown-co.com



118 High Street, King's Lynn PE30 1DD **TO LET £11,950 pax**

High Street Shop

- Leasehold High Street opportunity
- Rateable Value is within the band for 100% small business rate relief to apply
- A2 unit, suitable for A1 use and potential for DI or sui generis uses subject to prior approvals

81.94 sq m (882 sq ft)

Location

King's Lynn is an important sub-regional centre, an historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

The property occupies a good position on King's Lynn High Street with close proximity to Debenhams, British Heart Foundation and various popular cafes and dining operators.

Description

A ground floor shop unit currently fitted out to provide separated customer and staff areas with various security measures, including 'man trap' access to staff areas to the rear, glazed teller positions, partitioned office, kitchen and open plan areas, with store and WCs to the rear. Décor is mainly neutral with colour washed white walls, suspended ceiling with reflected light boxes, and carpeted floors. The shop can be stripped out to shell to accommodate more standard retail uses, with the prior approval of the landlord.

Accommodation

	sq m	sq ft
Ground floor commercial shop	81.94	882

Services

We understand mains electricity, water and drainage are connected to the property.

We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value £8,400

Terms

The property is offered for a rent of £11,950 per annum exclusive, on terms to be agreed.

VAT

We are informed VAT will be charged on the rent.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The EPC for the commercial space has been commissioned and is awaited.

Viewing

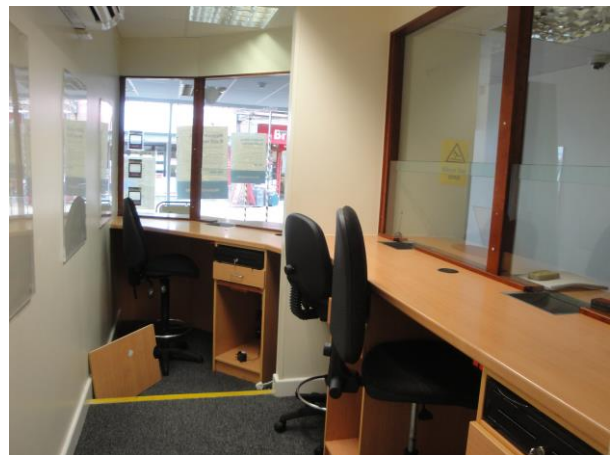
Strictly by appointment with the Sole Letting Agent

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
PE30 1JJ

Edward Jeffery

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