



01553 778068 | KingsLynnCommercial@Brown-co.com



53A High Street, King's Lynn PE30 1BE

TO LET £16,750 Pax

Attractive Retail Premises

- Good Display Window Frontage
- Situated on Busy Pedestrianised High Street
- Nearby Neighbours Include The Body Shop, Clintons, Savers, Marks & Spencer, McDonalds and Starbucks.
- Rear Loading Access via White Lion Street

90.9 sq m (979 sq ft) Overall
40 sq m (435 sq ft) Retail Space

Location

No 53A occupies a highly visible position on the pedestrianised High Street off the busy Tuesday Market Place Public Car Park. The property is adjacent to The Body Shop and close to Costa Coffee, Primark, Greggs and Subway.

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.

Description

The property comprises an attractive ground floor retail premises with upper floors in the pedestrianised Town Centre. The property is currently laid out to provide ground floor retail space with upper floor storage with cloakrooms and kitchenette. Rear access to the property is available from White Lion Street.

Accommodation

The property has the following (approximate) net internal floor area:

	m ²	ft ²
Ground Floor Retail Space	40.4	435
First Floor Storage		
Including Cloakrooms & Kitchenette	20.7	222
Second Floor Storage	30	322
Overall	91.1	979

Services

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

Rateable Value 2022/23	£17,250
Rates Payable	£8,607.75

Terms

The property is offered to let by way of a new full insuring and repairing lease on a minimum term of 4 years at a rental of £16,750 pax.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

It is understood that VAT is not applicable.

Legal Costs

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

EPC Rating

The property has an EPC rating of E.

Viewing

Strictly by appointment with the Letting Agent.

Brown & Co

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

Allison Richardson

01553 778068
alison.richardson@brown-co.com



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