



### 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 40mintes 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 <sup>2</sup>	ft <sup>2</sup>
Ground Floor Retail Space	40.4	435
First Floor Storage		
Including Cloakrooms &	20.7	222
Kitchenette		
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

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**

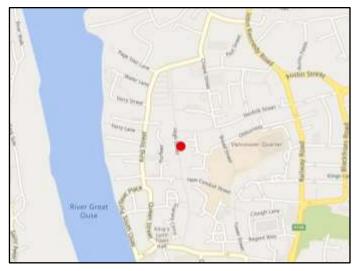
Market Chambers 25-26 Tuesday Market Place King's Lynn Norfolk, PE30 1JJ

#### Alison Richardson

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