



**38 BROAD STREET,
KING'S LYNN, PE30 1DP**

LOCATION

Kings Lynn is the historic and attractive principle town of West Norfolk with a resident population of approximately 43,000. It is located 36 miles north east of Peterborough, 44 miles north of Cambridge and 44 miles west of Norwich. There is a direct rail service to London Kings Cross in 1 hour 43 minutes.

Major multiple retailers located in the town include **M&S, Primark, Deichmann** and a recently opened **H&M**.

The property is situated in a busy pedestrianised location on Broad Street adjoining the entrance to the Vancouver Centre. Nearby occupiers include **CEX, Peacocks, Holland & Barrett, Waterstones, Greggs, Poundland, and Superdrug**.

ACCOMMODATION

The premises provide accommodation with the following approximate dimensions and areas:-

Internal Width	45'0"	13.7 m
Shop Depth	55'0"	16.8 m
Ground Floor		
Sales	2,600 sq ft	241.6 sq m
First Floor		
Storage/Staff	1,684 sq ft	156.5 sq m

FRANCIS
DARRAH
Chartered Surveyors

TOWN CENTRE SHOP FOR SALE/ TO LET REDUCED TERMS

TERMS

The property is available as a freehold purchase at **£400,000** or alternatively, by way of a new 10 year lease with a Year 5 rent review at a commencing rental of **£35,000 per annum exclusive**.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £46,250 with effect from 1 April 2017. Interested parties are advised to make their own enquiries.

ENERGY PERFORMANCE CERTIFICATE

The property has an energy rating of C. Further details are available on request.

LEGAL COSTS

Each party to be responsible for their own legal costs incurred in the transaction.

VIEWING

Strictly by appointment through joint sole agents:

Francis Darrah Chartered Surveyors

Contact: Carol Cooper
Tel: 01603 666630
Email: carol@fdarrah.co.uk

Rob Alston Retail

Contact: Rob Alston
Tel: 07768 650446
Email: ra@rob-alston-retail.com

SUBJECT TO CONTRACT

November 2020

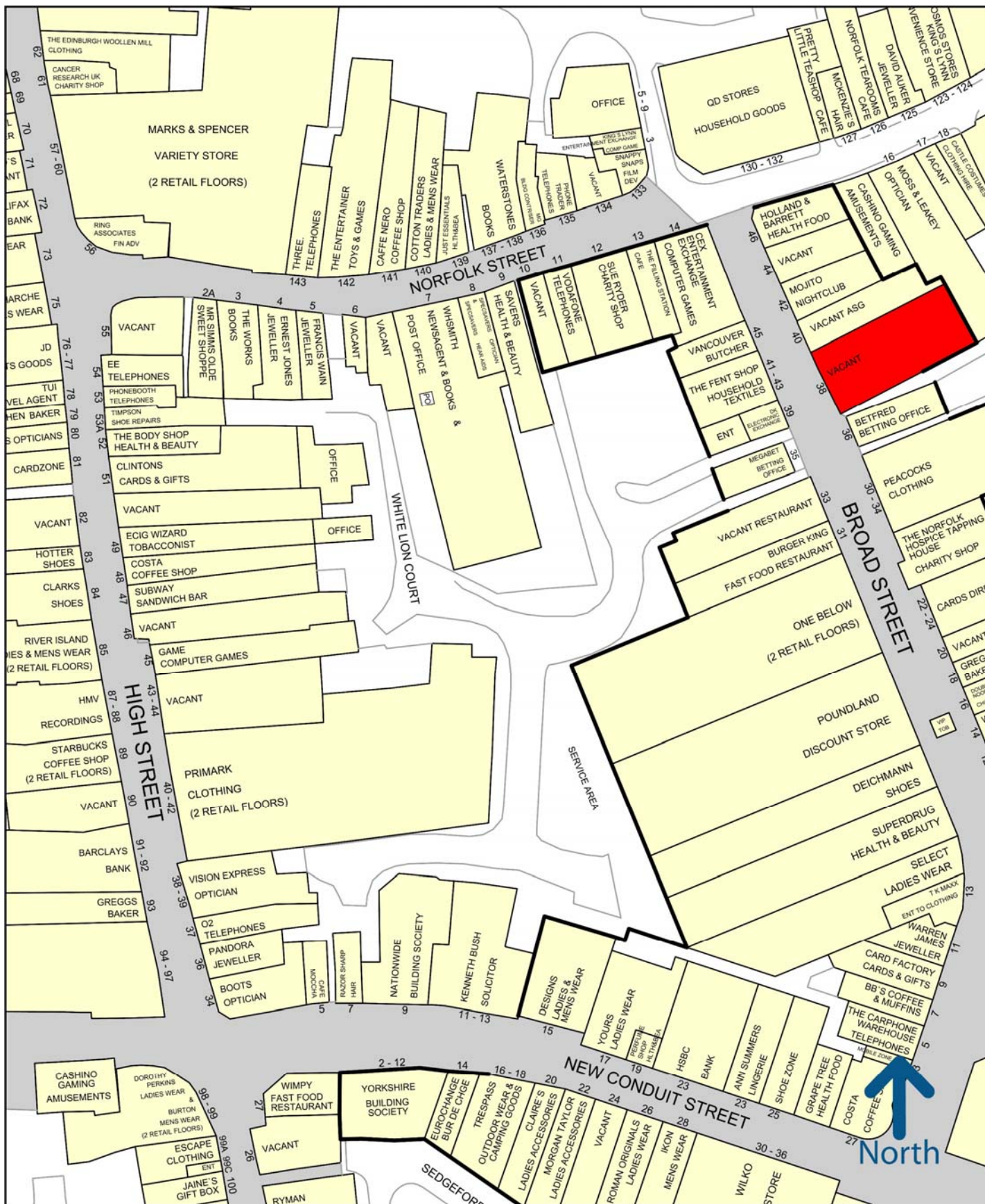
Tel 01603 666630

2 Redwell St, Norwich, NR2 4SE

Email: info@fdarrah.co.uk

www.francisdarrah.co.uk

RETAIL



Goad Digital Plans are for identification only and not to be scaled as a working drawing and are based upon the Ordnance Survey Map with the permission of The Controller of Her Majesty's Stationery Office © Crown Copyright 39954X. No part of this plan may be entered into an electronic retrieval system without prior consent of the publisher. Experian, Goad House, Salisbury Square, Hatfield, Hertfordshire, AL9 5BJ. Tel: 01707 636901 Fax: 01707 636907.

Francis Darrah for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.