



TOWN CENTRE SHOP TO LET



4 NORFOLK STREET KING'S LYNN, PE30 1AR

LOCATION

King's Lynn is an historic market town and the principal shopping destination of West Norfolk with a residential population of approximately 43,000. It is located 36 miles north east of Peterborough, 44 miles north of Cambridge and 44 miles north west of Norwich. There is a direct rail service to London King's Cross.

The property is located on a busy pedestrianised section of Norfolk Street which forms one of the main links between the High Street and the Vancouver Shopping Centre.

The subject property is located adjacent to **The Works** and **Francis Wain, Jewellers** and opposite **Marks & Spencer** and in the vicinity of a mixture of independent and multiple retailers including amongst the latter **The Entertainer**, **W H Smith**, **Savers**, **Waterstones**, **Cotton Traders** and **Caffé Nero**.

ACCOMMODATION

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

Internal Width: (max)	23'	7.01 m
Shop Depth:	53'4"	16.25 m

Ground Floor:

Sales	1,012 sq ft	94 sq m
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First Floor:

Ancillary/Staff	765 sq ft	71.07 sq m
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Second Floor:

Ancillary	601 sq ft	56.1 sq m
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TENURE

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a rental of £22,000 pax (plus VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £33,250 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 E. Further details are available upon request.

LEGAL COSTS

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

VIEWING

Strictly by appointment through sole agents:

Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh
Tel: 01603 666630
Email: graham@fdarrah.co.uk

SUBJECT TO CONTRACT

January 2021

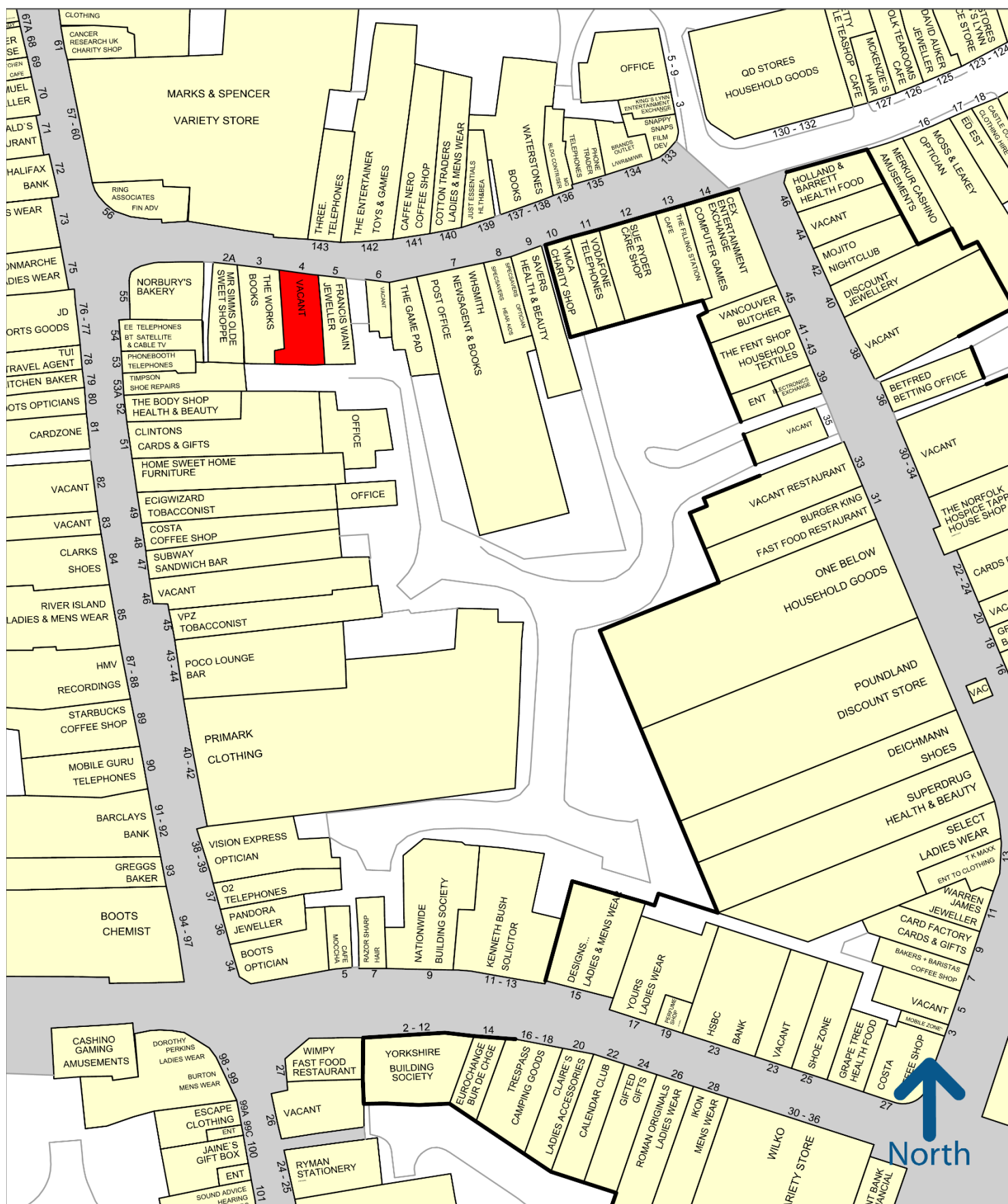
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RETAIL



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