

## 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**, **WHSmith**, **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](mailto:graham@fdarrah.co.uk)

#### SUBJECT TO CONTRACT

April 2021

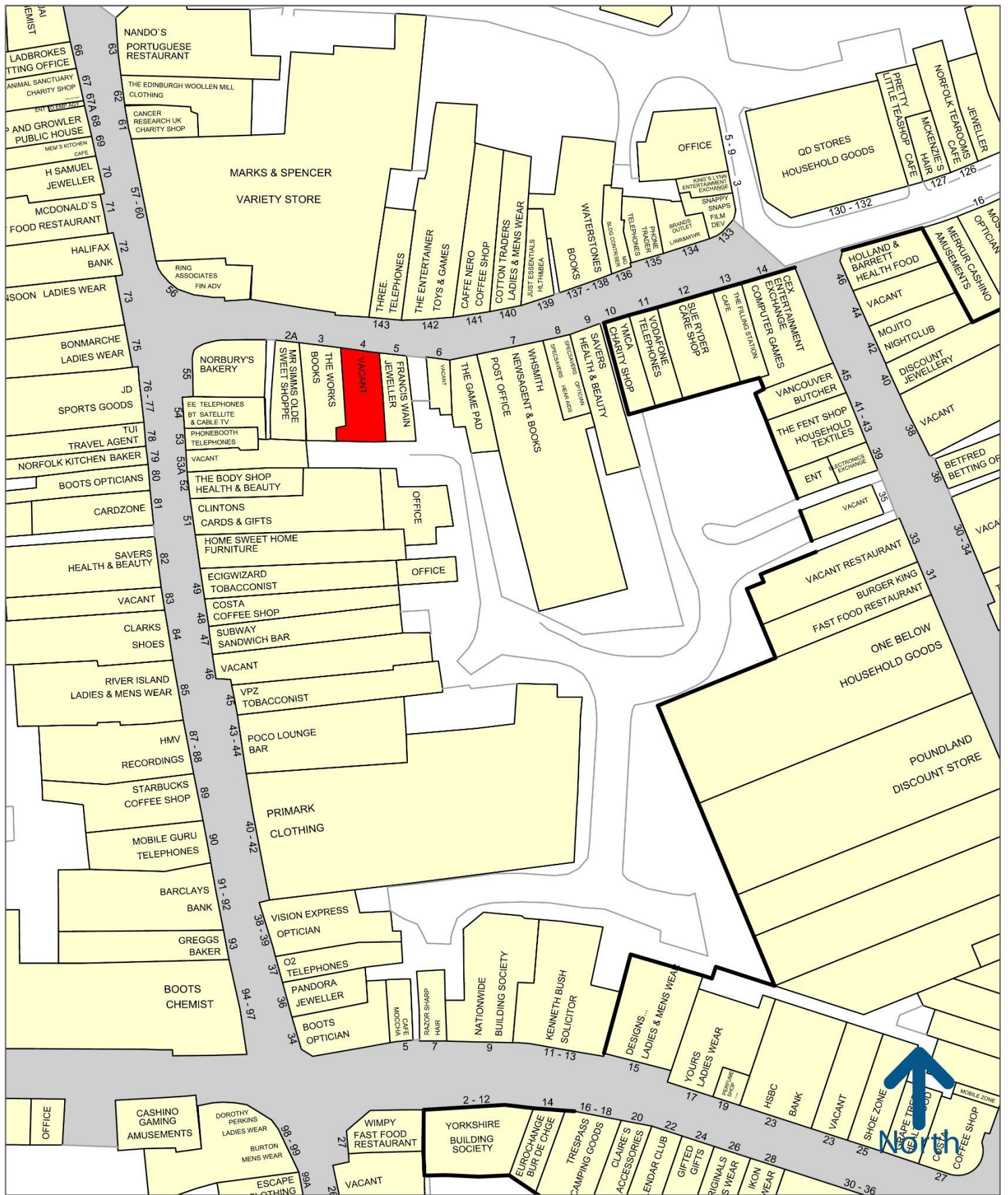
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RETAIL



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