

TOWN CENTRE SHOP TO LET

53A HIGH STREET KING'S LYNN, PE30 1BE

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 the busy pedestrianised section of High Street adjacent to **The Body Shop** and **Phone Booth** and in the vicinity of other national multiple occupiers including **EE, Next, Marks and Spencer, Boots, Primark, McDonalds, Costa** and **Starbucks**.

ACCOMMODATION

The property is arranged on ground, first and second floors with the following approximate dimensions and areas:-

Gross Frontage:	14'7"	4.44 m
Net Frontage:	13'1"	3.99 m
Shop Depth:	38'9"	11.81 m

Ground Floor:

Sales	435q ft	40.41 sq m
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First Floor:

Ancillary	145 sq ft	13.47 sq m
Staff	77 sq ft	7.15 sq m

Second Floor:

Ancillary	322 sq ft	29.91 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 **£17,500 pax**.

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £17,250 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

April 2021

Tel 01603 666630

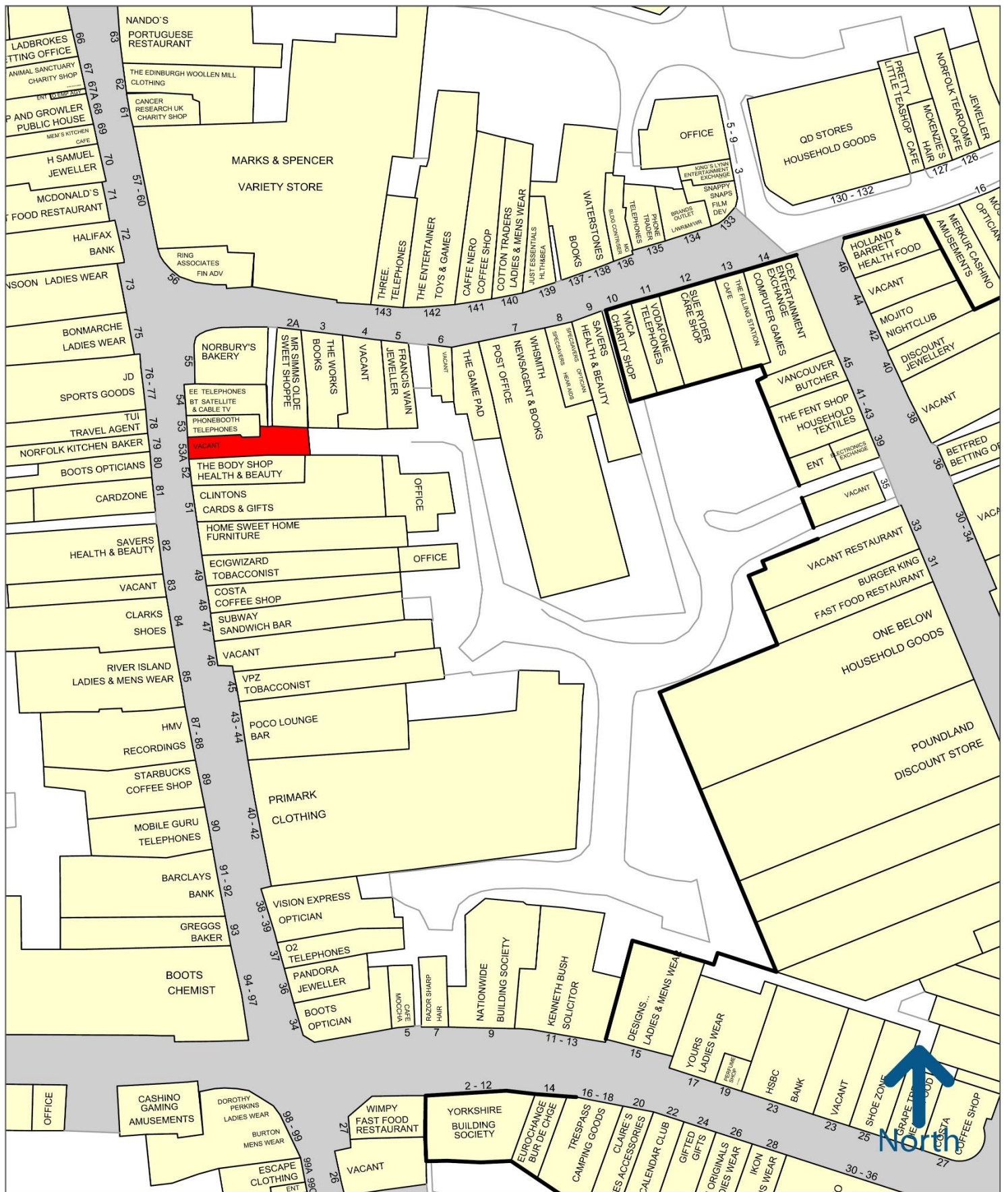
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RETAIL





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