

TOWN CENTRE SHOP FOR SALE/TO LET



**98-99 HIGH STREET
KING'S LYNN, PE30 1BW**

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 prominently located at the junction of the busy pedestrianised section of High Street and New Conduit Street in the vicinity of many national multiple retailers including **Boots, Ryman, Poundstretcher, Primark, Savers and Wilko.**

ACCOMMODATION

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

Ground Floor:

Sales	1,925 sq ft	179 sq m
Ancillary	565 sq ft	52.5 sq m

First Floor:

Sales	1,863 sq ft	173 sq m
Ancillary	645 sq ft	60 sq m

Second Floor:

Storage and Staff	1,942 sq ft	180.5 sq m
Total	6,940 sq ft	645 sq m

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 **£40,000** pax (plus VAT, if applicable).

Alternatively, freehold offers are invited in excess of **£450,000** (plus VAT, if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a combined rating assessment of £80,250 for 98 High Street and 99 High Street 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 D. 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

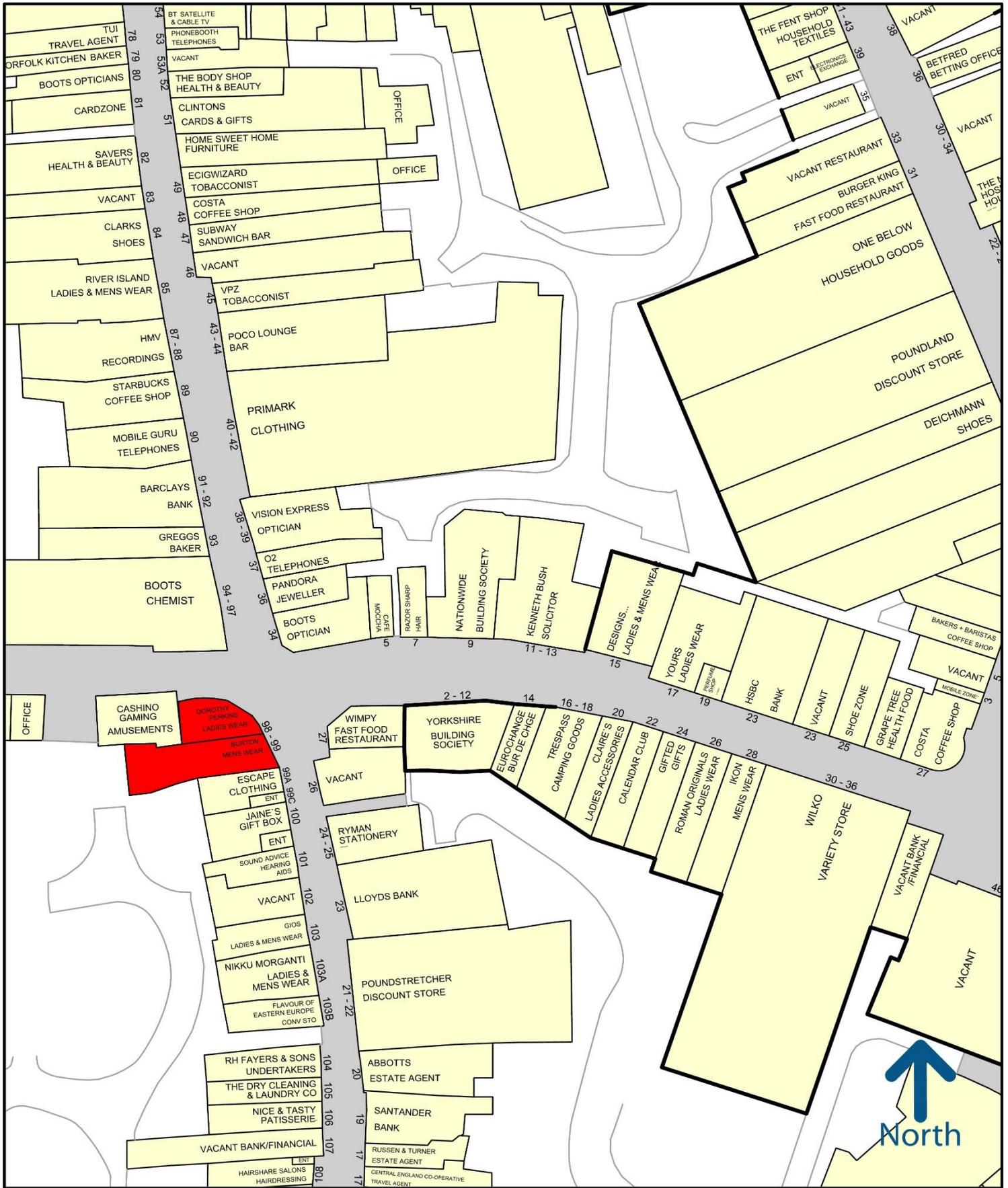
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RETAIL



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