



TOWN CENTRE SHOP FOR SALE/ TO LET

**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, H&M** and **WHSmith**.

The property is situated in a busy pedestrianised location on Broad Street adjoining the entrance to the Vancouver Centre. Nearby occupiers include **CEX, 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

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
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SUBJECT TO CONTRACT

June 2022

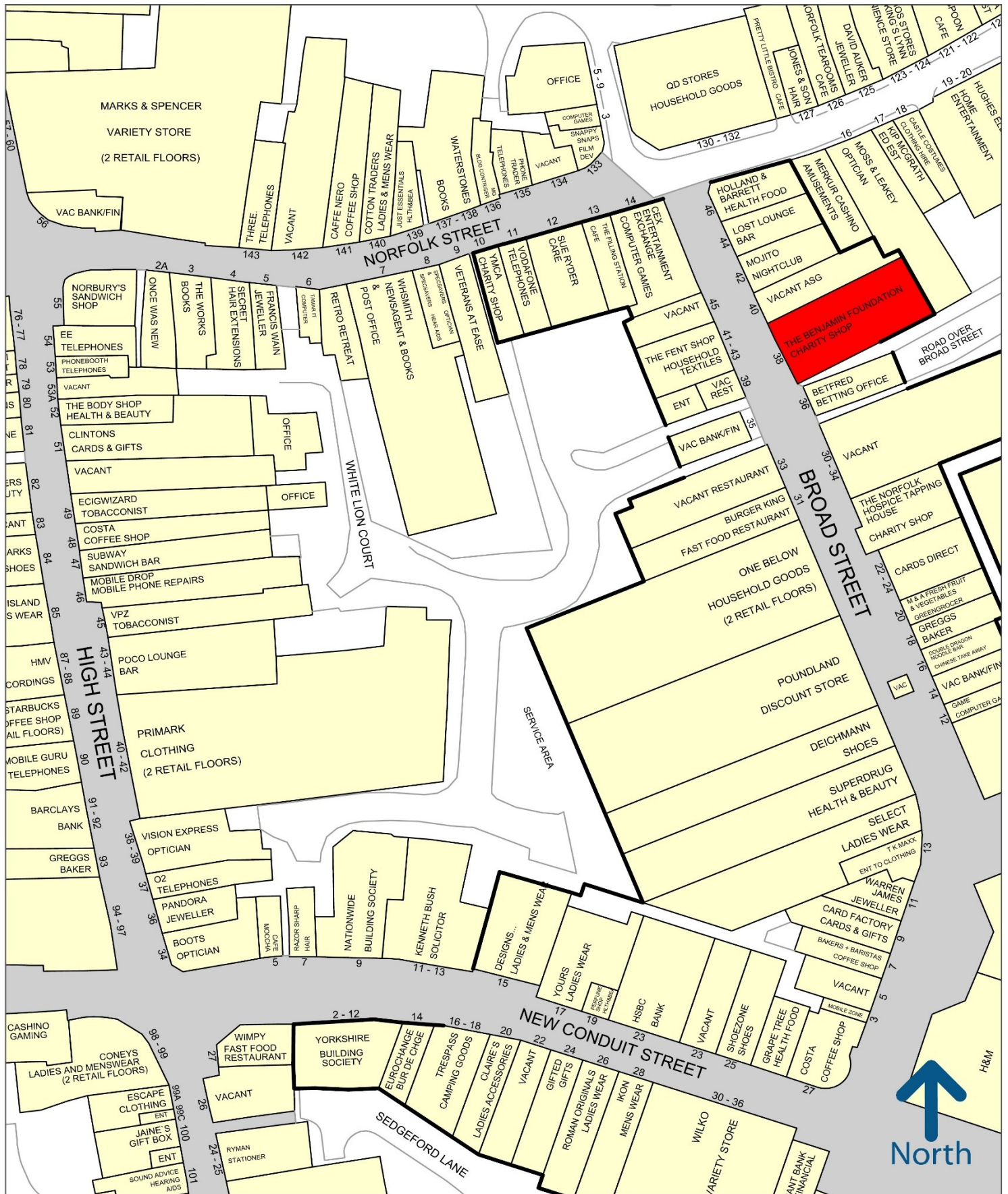
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RETAIL



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