

TOWN CENTRE SHOP TO LET

81 HIGH STREET KING'S LYNN, PE30 1BB

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 pedestrianised High Street adjacent to **Savers** and in the vicinity of numerous national multiple retailers including **Marks & Spencer, JD Sports, Clarks, Monsoon, Clinton Cards** and **TUI Travel Agent**.

ACCOMMODATION

The premises provide accommodation on the ground floor with the following approximate dimensions and net internal areas:-

Gross Frontage	29'4"	8.94 m
Net Frontage	22'11"	6.98 m
Shop Depth:	60'9"	18.52 m

Ground Floor:

Sales	1,288 sq ft	119.66 sq m
Storeroom	269 sq ft	25.00 sq m
Ancillary	<u>139 sq ft</u>	<u>12.91 sq m</u>
Total	1,696 sq ft	157.57 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 **£27,500 pax** (plus VAT if applicable).

RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £22,500 with effect from 1 April 2023, increasing to £26,000 from 1 April 2026. 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 joint sole agents:

Francis Darrah Chartered Surveyors

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

Brown & Co

Contact: Alison Richardson
Tel: 01553 778068
Email: alison.richardson@brown-co.com

SUBJECT TO CONTRACT

June 2026

Francis Darrah Chartered Surveyors for themselves and as Agents for the proposed Vendor(s) or Lessor(s) give notice: 1. That they do not make or give either in these particulars or in negotiations or otherwise any warranty or representation whatever in relation to the property. 2. Any plan attached to these particulars is for identification purposes only and all measurements are given as a guide and no liability can be accepted for errors arising therefrom. 3. The property being open to inspection any intended purchaser must satisfy himself as to the accuracy of these particulars and he will be deemed to have full knowledge thereof. 4. No liability can be accepted for any misstatement, omission or errors in these particulars. 5. These particulars do not constitute an offer or Contract or any part thereof.

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RETAIL



