

# 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 opposite **Marks & Spencer** and in the vicinity of a mixture of independent and multiple retailers including **Specsavers, Three, TGJones, Waterstones, Cotton Traders** and **Caffé Nero**.

### ACCOMMODATION

The premises provide accommodation with the following approximate dimensions and areas:-

Internal Width: (max)	23'	7.01 m
Shop Depth:	53'4"	16.25 m
<b>Ground Floor:</b>		
Sales	1,012 sq ft	94 sq m
<b>First Floor:</b>		
Ancillary/Staff	765 sq ft	71.07 sq m
<b>Second Floor:</b>		
Ancillary	601 sq ft	56.1 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 £22,000 pax. No VAT is payable.

### RATEABLE VALUE

We understand from the Valuation Office Agency website that the property has a rating assessment of £19,250 from 1 April 2026. 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 joint sole agents:

### Francis Darrah Chartered Surveyors

Contact: Graham Mackintosh  
Tel: 01603 666630  
Email: [graham@fdarrah.co.uk](mailto:graham@fdarrah.co.uk)

### Brown & Co

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

**Tel 01603 666630**

**Email: [info@fdarrah.co.uk](mailto:info@fdarrah.co.uk)**

**1 Bank Plain, Norwich, NR2 4SN**

**[www.francisdarrah.co.uk](http://www.francisdarrah.co.uk)**

RETAIL

