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6 Norfolk Street, King's Lynn PE30 1AR

RENT £35,000pax

Prime location, shop unit – TO LET

- Town Centre location on the main pedestrianised retail quarter
- Floor to ceiling display windows
- Storage and Cloakrooms to the rear
- Established national occupiers include W H Smith & The Post Office, Café Nero and Savers

83.3 sq m (897 sq ft)



Location

The property is well situated on the pedestrianised part of Norfolk Street, which forms the main shopping precinct with the Vancouver Centre. Nearby occupiers include W H Smith, Café Nero and Marks and Spencer.

From the Agent's office, turn right and right again to head down the High Street. Take the first left onto Norfolk Street. Continue past White Lion Court and the property can be found on the right hand side, next to W H Smith, identified by our To Let board.

King's Lynn is an important sub-regional centre, and historic port and market town situated on the southern shores of The Wash. The town has a population of just over 42,000 and is the administrative centre for West Norfolk. Road communications are via the A47, A10, A17 and A148/149 whilst there is a mainline rail service to London King's Cross (1hr 40 mins approx.).

King's Lynn is well connected via the A47, the main arterial route from Birmingham to the east coast, as well as the A10, A17 and A149. Furthermore there is a direct main line to London King's Cross (1hr 40 mins).

Description

The property comprises an elongated sales area with floor to ceiling display windows overlooking the busy pedestrianised to Norfolk Street.

There is a disabled cloakroom to the rear of the property and wide opening loading doors to the side to allow good access.

Accommodation

The property provides the following net internal floor area.

Description	sq m	sq ft
Retail area	83.3	897
Plus Cloakroom		
Total	87.2	939

EPC Rating

EPC Rating E.

Services

Mains electricity, water, drainage are connected to the property. We have not carried out tests on any of the services or appliances and interested parties should arrange their own test to ensure these are in working order.

Business Rates

Business rates will be the responsibility of the occupier.
Business Rates to be re-assessed.

Tenure

The property is offered To Let on a new full repairing and insuring lease for a minimum term of 3 years or multiples thereof at a rent of £35,000 per annum exclusive.

Please note that tenants will be required to provide references and an administration fee of £45 plus VAT will be charged.

VAT

It is understood that VAT is applicable.

Legal Costs

The incoming tenant will be expected to bear the Landlord's legal costs incurred in the preparation of the lease.

Viewing & Further Information

Strictly by appointment with the letting agent:-

Brown & Co

Market Chambers
25-26 Tuesday Market Place
Kings Lynn
PE30 1JJ
Tel: 01553 770771



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