

TO LET/FOR SALE

Open A1, A2, A3 Planning Consent

Up To 8,000 sq ft

20 Parking Spaces

A4/A5/D1/D2 considered STP

Kellard Place, Kings Lynn, PE30 5DD



Kellard Place

KING'S LYNN

Carter Jonas

LOCATION

The site is approximately 0.7 miles from King's Lynn town centre and situated between Hardwick Road and Nar Ouse Way fronting a new roundabout linking these two primary arterial roads into the town. The site benefits from good road connections to the A47 (approximately 1 mile), the A17 (approx 1.8 miles), the A149 (approx 0.9 miles) and the A10 (approx 1.2 miles).

Hardwick road is the main arterial route into Kings Lynn from Cambridge, Bury St Edmunds and Norwich. Hardwick road already hosts occupiers of Majestic Wine, The Range, McDonalds, Halfords, Pets at Home. B&Q, KFC, Sainsburys, Pizza Hut, Frankie & Bennys, Costa Coffee, Argos, Boots and Currys PC World.

Hardwick Road is recognised as being the principal location for out of town retailing in the town.

DESCRIPTION

The new retail unit has consent for 4,000 sq ft. of A1, A2 or A3 use. This can be subdivided in to units of 1,000 sq ft. or a mezzanine floor could be installed to create an 8,000sq ft unit. The unit is in a highly prominent roadside location facing Nar Ouse Way and will form part of the wider Kellard Place development including a new 68 bedroom Travelodge hotel and a Greene King Hungry Horse pub/restaurant. The Hungry Horse is operational and is exceeding forecasted sale figures. The Travelodge is due to commence construction in 2015 Q3.

INTERNAL SPECIFICATION

- 4,000 sq ft (365 sq m) NIA Ground Floor
- POTENTIAL FOR FULL 4,000 sq ft MEZZANINE
- Clear span steel frame—no columns
- Minimum clear internal height of 7m
- Concrete floor and metal deck roof
- All services connected

EXTERNAL SPECIFICATION

- Predominantly brick clad with feature cedar timber panels
- Glazed shop front including a pair of fully glazed entrance doors
- Roller shutter door (3m x 3.2m)
- 20 dedicated parking spaces (two of which are disabled) as well as a separate service area.

SOCIO DEMOGRAPHICS

2011 Census Data reports that King's Lynn has a population of 42,800 (district 147,450) with a catchment of 200,000.

KEY ECONOMIC STATISTICS INCLUDE

- 44.1% of the population are classified as the top social grades of either AB (higher and intermediate managerial, admin, professional) or C (supervisory, clerical junior managerial, admin, professional).
- Home ownership within the district is 71.6% compared with 68.3% nationally.

TENURE

The Retail unit is available to let and for sale on terms to be agreed.

RENT / PRICE

Available on application.

VAT

We understand the property is registered for VAT and this is charged on all payments made.

EPC

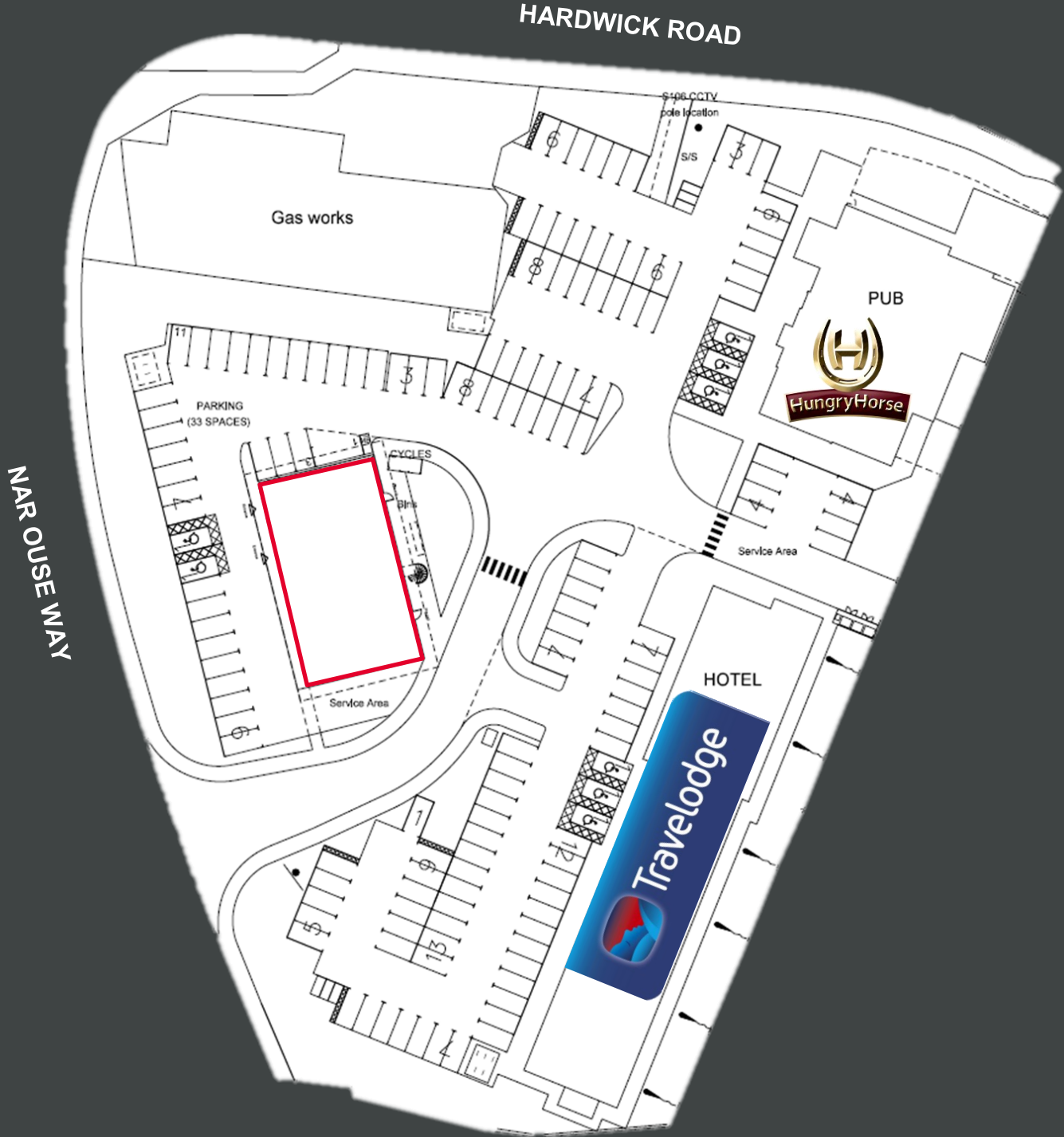
EPC to be confirmed.

LEGAL COSTS

Each party to be responsible for their own legal and professional costs incurred in this transaction.

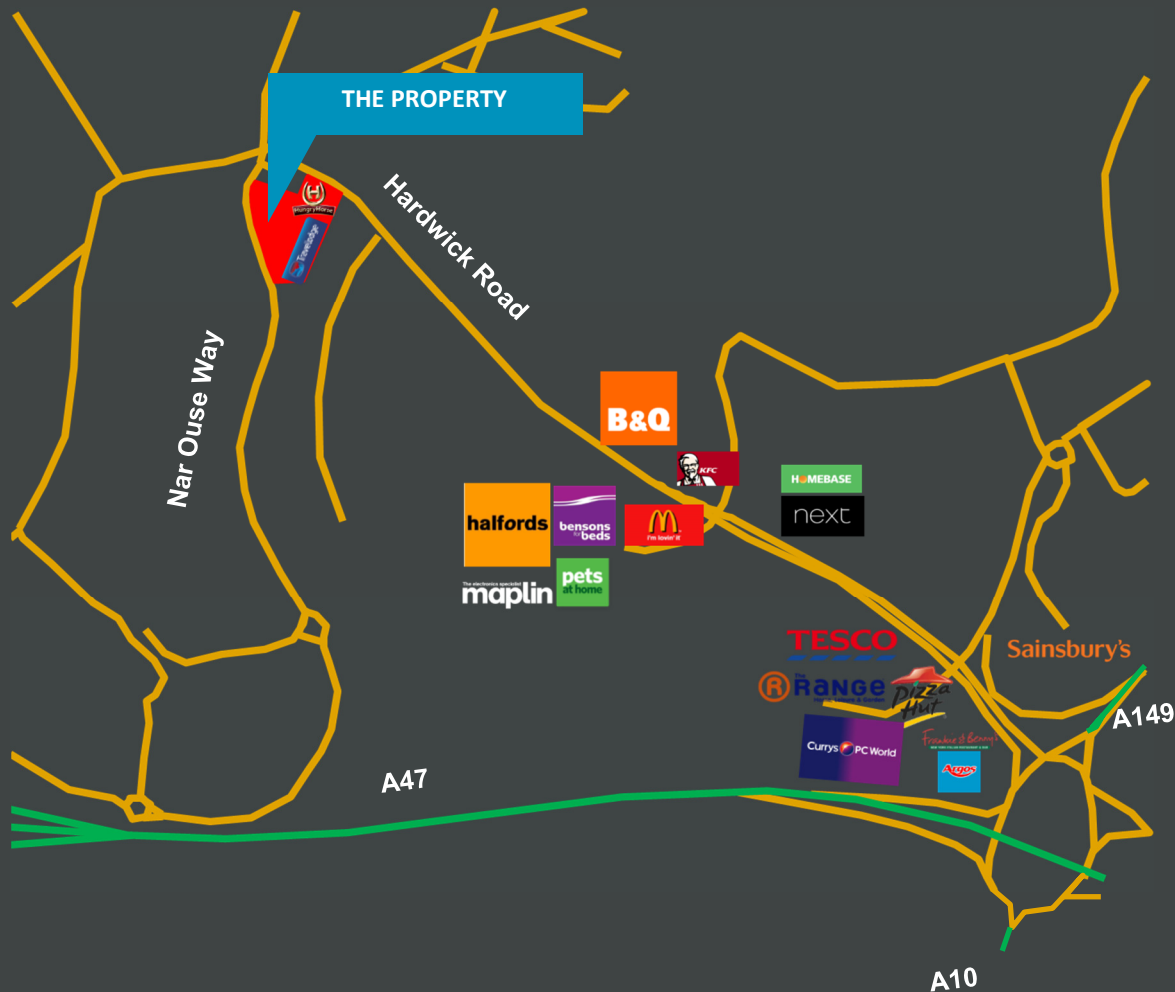
VIEWINGS

Viewings are strictly by appointment only and must be organised through sole agents Carter Jonas 01223 315 716.



Kellard Place
KING'S LYNN





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