

Cruso & Wilkin

**107 High Street,
King's Lynn, Norfolk, PE30 1DW**



Prominent High Street Position

**Ground Floor business unit, suited to alternative uses (stp)
Rear parking area, first floor office, storage facilities
OFFERS IN THE REGION OF £10,000 pax
(SUBJECT TO CONTRACT)**

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Waterloo Street, King's Lynn, Norfolk
PE30 1NZ

Introduction:

107 High Street consists of a former banking premises, with ground floor area split into front of house (banking) area with rear offices. First and second floor areas including toilet facilities staff kitchen and office/ storage space. Private off road parking area to the rear of the property.

The property is located in close proximity to national stores, including Debenhams.

The popular market town of King's Lynn is home to a number of local, regional and national stores. The railway station provides direct links to Cambridge and London (King's Cross). King's Lynn is serviced by the A47, A17 & A10 providing access links to the midlands, the north and south of England. The town has a population of approx. 40,000 and services an estimated shopping catchment of 150,000.

Directions:

From the Tuesday Market place, walk down the High Street towards King's Lynn Minster walking past shops including Primark, Subway and River Island. 107 High Street can be identified by the Agent's To Let board—it is also located almost opposite Debenhams.

Description:

107 High Street comprises of a former banking premises, with an open plan ground floor and additional office space, access to rear private parking area. Stairs to first floor with kitchen and staff toilets, stairs to second floor with additional storage/ office space.

The property requires extensive refurbishment and improvements.

Accommodation:-

The property benefits from the following approximate internal floor areas:-

Description	Sq m	Sf ft
Ground Floor Incl. offices retail and storage	86.5	930
First Floor Incl toilets, kitchen and lobby	28.5	306
Second Floor Storage	<u>32.5</u>	<u>350</u>
	<u>147.5</u>	<u>1,586</u>

Business Rates:

We note from the Valuation Office Agency website that the property is assessed to a Rateable Value of £13,5000. The estimated Rates Payable as calculated from the VOA website for 2017/2018: £6,466. Interested parties must verify this information with the Local Authority, Borough Council of Kings Lynn & West Norfolk. Tel. 01553 616200.

EPC Rating:

Energy Performance Certificate identifies the property with a current Rating of D

Lease/ Tenure:

The property is available on a new Full Repairing and Insuring Lease, for a term of years to be agreed at a rent to be agreed plus VAT per annum, exclusive.

Legal Costs:

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

VAT:

It is understood that VAT is applicable to the rent.

References:

Prospective tenants should note that they will be required to provide references and an administration fee of £45 plus vat will be charged.

Services:

It is understood that the property benefits from mains electric, water and drainage. However, no tests have been carried out on the services and interested parties should arrange their own tests to satisfy them that they are in functional order.

Viewing:

Strictly by prior arrangement.

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Details Prepared October 2017

SUBJECT TO CONTRACT / VACANT POSSESSION

File No: AI/99/2

Energy Performance Asset Rating

More energy efficient



..... Net zero CO₂ emissions

A 0-25

B 26-50

C 51-75

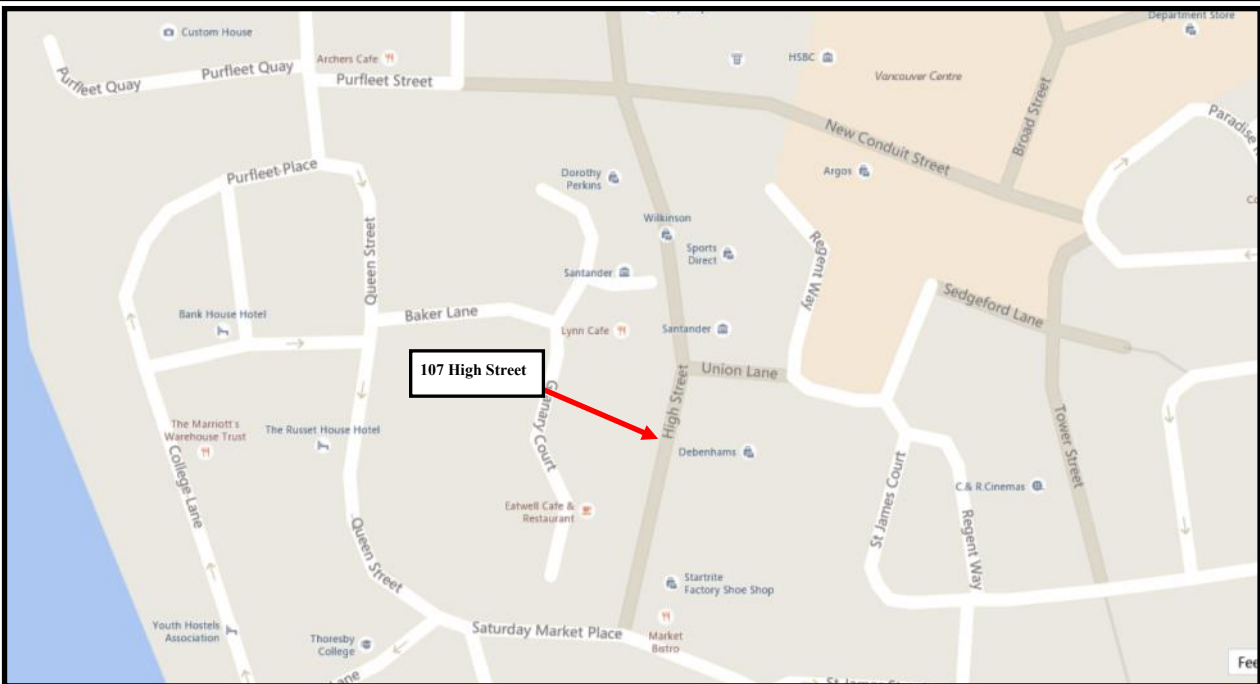
D 76-100

E 101-125

F 126-150

G Over 150

95 This is how energy efficient the building is.



Based upon the Ordnance Survey with the sanction of the controller of



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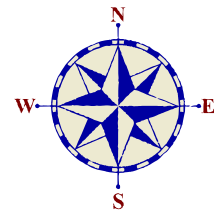
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**NOT
TO
SCALE**

This plan is published for the purpose of identification only, and, although believed to be correct its accuracy is not guaranteed.

Date:- Sept 2017

Ref : 99/2




Important Notices

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Cruso & Wilkin

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