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9 High Street, King's Lynn PE30 1BX

TO LET £18,000 pax

Prime High Street Shop Unit

- Prominent position on the busy pedestrianised High Street
- Ground floor retail area
- Plus ancillary accommodation/storage above

271.02 sq m (2,918 sq ft)



Location

King's Lynn is an important sub-regional centre, an 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 A10, A47, A17 and A148/A149, whilst there is a mainline rail service to London King's Cross (1hour 40minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

From the Agents office turn into the High Street and the property can be found at the far end of the High Street on the left-hand side.

Description

The property comprises ground floor retail area with first floor ancillary and storage. The retail area is currently arranged to provide a showroom area. Finishes include a tile floor, plastered and painted walls and suspended ceiling. The showroom area has air conditioning. The first floor provides a large ancillary storage area, and the property benefits from a yard to the rear.

There are currently two active planning consents relating to this property. An application was permitted in 2018 for Change of use from first floor storage area into 2, two bedroom flats under planning reference 18/01080/F. A further application was permitted in 2018 for a Change of use to a patisserie/coffee shop under planning reference 18/01272/CU which permits A3 usage.

Accommodation

	sq m	sq ft
Ground Floor		
Retail area	134.78	1,451
Rear Lobby/Store	4.38	47
Kitchen	4.66	50
First Floor		
Server room	5.27	57
Male/Female Toilets/Store area	21.99	237
Store	90.23	971
Total	271.02	2,918

Services

Mains water, electricity and drainage services 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

Tenants are advised to contact the Local Authority in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value £20,000

Terms

The property is offered to let on a new full repairing and insuring lease for a term to be agreed at a guide rent of £18,000pax.

VAT

It is understood that VAT is not applicable.

Legal Costs

Each party will be responsible for their own legal costs incurred in documenting the letting.

EPC Rating

The property has an EPC rating of D.

Viewing

Strictly by appointment with the Letting Agent.

Brown & Co

Market Chambers
25-26 Tuesday Market Place
King's Lynn
PE30 1JJ

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