



50 High Street, Kings Lynn PE30 1BE

TO LET £29,000pax

Prominent High Street Retail Premises

- Uninterrupted retail space
- Next door to Clintons, Costa Coffee and Subway
- Double Window Display Frontage
- Rear Access

177.7 sqm (1,913 sqft)

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BROWN & CO

Property and Business Consultants

brown-co.com

Location

No50 is well located in a central position on the busy High Street. Nearby retailers include Clinton Cards, Costa Coffee and Subway, opposite HMV, River Island and Card Zone, with Boots Chemist, Primark and Greggs just along the street.

From the Agent’s office turn right and right again to head down the High Street. Continue past M & S and the property can be found a short distance along on the left hand side.

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 (1 hour 40 minutes approximately) and established port trade, particularly with Scandinavia and Northern Europe.

Description

The property comprises a prominent ground floor retail premises in the pedestrianised town centre with double display windows. The property is currently laid out to provide open plan retail space. Recently had a WC and kitchen fitted.

Rear access to the property is available from White Lion Street.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Main Retail area	128.92	1,387.7
Upper Retail area	21.45	230.9
Plus WC & Kitchen		
Overall	177.7	1,913

Services

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 to confirm the Rates Payable:

Rateable Value (1 April 2023)	£22,500
Rates payable for 2023/2024	£11,127.50

Terms

The property is offered to let on a new full repairing and insuring lease for a minimum term of 3 years and multiples thereof.

Please note that any lease will be subject to a satisfactory credit reference check.

VAT

VAT will be charged upon any rent price negotiated.

Legal Costs

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

EPC

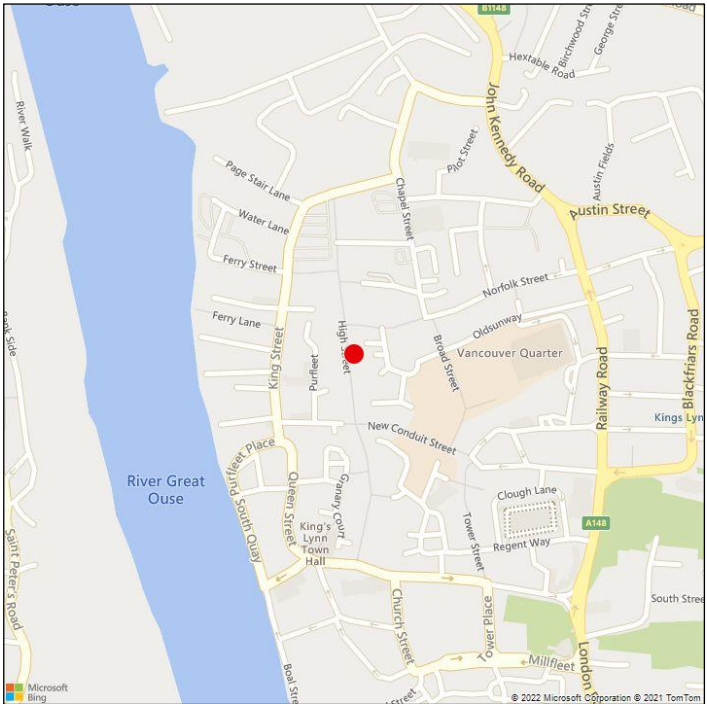
The property has a rating of B expiring 2035.

Viewing

Strictly by appointment with the letting agent:-

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