



1 King Staithe Lane, King's Lynn PE30 1LZ
TO LET £10,000 pax Guide Price £120,000 Freehold
 Character Grade II Property in Sought After Location

- Open Plan Ground Floor Premises
- Suitable for a Variety of Uses (Subject to Planning)
- Situated In the Town's Picturesque Conservation Area
- Available to Let on a New Lease

52.83 sqm (569 sqft)

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Property and Business Consultants
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Location

Kings Staithe Lane is situated in the historic quarter of the Town and is well situated with easy access to the professional district and High Street retail area. There are numerous Quayside restaurants within walking distance of the property.

From the Agent's office on the Tuesday Market Place turn left and follow King Street along to the junction with Kings Staithe Square (on the right). Walk directly across the square onto King Staithe Lane where the property can be found.

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

Description

1 King Staithe Lane is a Grade II Listed property (forming part of the warehouse that served the renowned Clifton House) and offers a wealth of character and is currently laid out to provide entrance reception leading to an open plan workspace with further side room plus cloakrooms and utility area. Recently renovated with new WC, electrics and heating fitted.

The property was formerly traded as a hair salon and is considered suitable for a variety of uses such as offices / retail subject to any planning / change of use required.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Workspace / Former Salon Space		
Excluding Cloakrooms	52.83	569
Overall	52.83	569

Services

We understand mains electric, water and drainage are connected. 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 as the property may be eligible for some form of transitional relief.

Rateable Value (1 April 2023) £3,400

Terms

The property is offered to let on a new effective full insuring and repairing lease for a minimum term of years to be agreed.

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

VAT

VAT will be charged upon the rent.

Service Charge

Service charge will be payable, currently £110 per month.

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.

Viewing

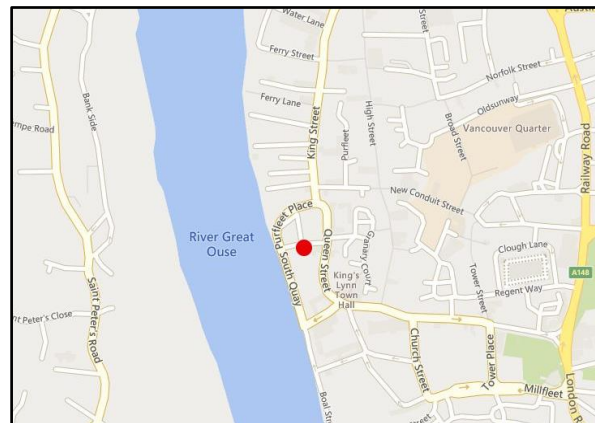
Strictly by appointment with the letting agent:-

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