

**BRAND NEW TRADE COUNTER**

**FOR SALE/TO LET**



**Unit B, Downham Market Trade Park, 1 St Johns Way  
Downham Market, PE38 0QQ**

#10654/2024C

**Eddisons**

# Unit B, Downham Market Trade Park

1 St Johns Way, Downham Market, PE38 0QQ



Agreement

For Sale/To Let



Detail

Brand New Trade Counter



Price/Rent

Price - £580,000  
Rent - From £26,250 p.a.x



Size

325 sq m (3,500 sq ft)



Location

Downham Market,  
PE38 0QQ



Property ID

#10654/2024C

**For Viewing & All Other Enquiries Please Contact:**



**WILLIAM WALL**  
BSc (Hons) MRICS  
Director

[will.wall@eddisons.com](mailto:will.wall@eddisons.com)  
07717 546269  
01522 544515

**JOINT AGENT**

**ALEX BROWN**  
Commerical Surveyor  
Brown & Co

[alex.brown@brown-co.com](mailto:alex.brown@brown-co.com)  
01553 605 751

Property

The property comprises a brand new mid-terrace unit.

The accommodation will is of steel portal frame construction with corrugated sheet clad elevations and similarly clad roof. It is finished to a shell specification with a solid concrete floor, and WC installed.

Externally, there is allocated car parking and communal parking, loading and circulation.

Accommodation

Having measured the property in accordance with the prevailing RICS Code of Measuring Practice, we calculate that it provides the following floor area.

Area	m <sup>2</sup>	ft <sup>2</sup>
Total GIA	325	3,500

Energy Performance Certificate

Rating: B37

Services

We understand that mains water, electricity and drainage supplies are available and connected to the property. These have not been tested and are not warranted to be in working order. Interested parties are advised to make their own investigations to the relevant utility service providers.

Ingoing Tenants are to arrange for their own electricity supply contract and meter installations. MPAN Numbers will be provided on request.

There is potential for Electric Vehicle charging points to be installed if required by the occupiers.

Town & Country Planning

We understand that the property has planning consent for B2, B8 and E(g) (iii) (plus ancillary trade counter) of the Town and Country Planning (Use Classes) Order 1987 (as amended). Interested parties are advised to make their own investigations to the Local Planning Authority.

Rates

**Charging Authority:** King’s Lynn & West Norfolk DC Council  
**Description:** Workshop and Premises  
**Rateable Value:** £20,750

Please click on the below link for an indication of the likely annual business rates payable.

[Estimate your business rates - GOV.UK](#)

Multiplying the Rateable Value figure with the UBR multiplier gives the annual rates payable, excluding any transitional arrangements which may be applicable. For further information, please contact the Charging Authority.

Tenure

The freehold of the property is available **For Sale**. Alternatively. It is available **To Let** by way of a new Full Repairing and Insuring lease, for a term to be agreed.

Price/Rent

Price - **£580,000**

Rent - **From £26,250 per annum exclusive**

Service Charge

Service charge budget available upon request.

VAT

VAT may be charged in addition to the price/rent at the prevailing rate.

Legal Costs

Each party is to be responsible for their own legal costs incurred in documenting the transaction.

## Location

Downham Market is located on the edge of the Fens and is the Borough's second largest town, with a population of around 10,000 at the 2011 census. With the town sitting at the junction of the A10 King's Lynn/London Road & the A1122 Wisbech/Swaffham Road, it is easy to see why Downham Market has experienced significant amounts of growth over recent years and become a popular commuter town.

The site commands a prominent spot overlooking the A1122 within the principle employment area of the town and has a strong frontage line along the northern boundary.













