**BRAND NEW TRADE COUNTER** 



Unit B, Downham Market Trade Park, 1 St Johns Way Downham Market, PE38 OQQ

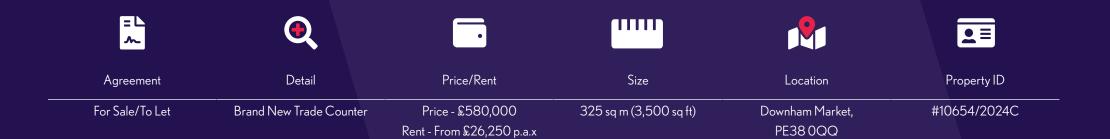
#10654/2024C





# Unit B, Downham Market Trade Park

1St Johns Way, Downham Market, PE38 0QQ



For Viewing & All Other Enquiries Please Contact:



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#### **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.

Eddisons is the trading name of Eddisons Commercial Ltd. The company for itself and for the vendors or lessors of this property for whom it acts as agents give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees and do not constitute part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct but any intending purchasers or lessees should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Eddisons has any authority to make or give any representation or warranty whatever in relation to this property.

### 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.

