



107 High Street, King's Lynn

£675 per calendar month

BELTON DUFFEY

A versatile ground floor shop unit with a rear office, kitchen, cloakroom and rear parking space, situated in a prominent High Street location.

DESCRIPTION

A versatile ground floor shop/commercial unit occupying a prominent High Street position, suitable for a variety of business uses, subject to any necessary planning consents. The accommodation also benefits from a rear office, kitchen, cloakroom and parking space at the rear.

SITUATION

107 High Street occupies a prominent and convenient position towards the southern end of King's Lynn High Street, close to the historic Saturday Market Place. The property is well placed for the town centre's wide range of shops, cafés, restaurants and other commercial businesses, with good pedestrian footfall and nearby public car parks. King's Lynn railway station is also within easy walking distance, providing direct services to London King's Cross (Approximately 1 hour 50 mins).

GROUND FLOOR UNIT

The premises comprise ground floor commercial accommodation extending to approximately 700 sq ft, offering versatile space suitable for a variety of business uses, subject to any necessary consents.

The property is prominently positioned on the High Street and features a good-sized front shop/sales area, benefiting from a large glazed window frontage providing excellent natural light and visibility, together with a customer entrance directly from the High Street.

To the rear of the main retail area is a separate office, providing useful additional workspace or storage. The premises also benefit from a staff kitchen and cloakroom/WC.

Outside, the property has the added advantage of a parking space to the rear.

Overall, the premises provide well-proportioned and flexible commercial accommodation in a convenient town centre location, making them suitable for a range of retail, office or other commercial uses, subject to the necessary consents.

TERMS

The property is to be let on a Full Repairing and Insuring Lease for a term to be agreed.

Rent: 1 month in advance.

Deposit: Equivalent of 3 month's rent.

The ingoing tenant will be expected to bear the Landlord's reasonable legal costs.

DIRECTIONS

On foot from Belton Duffey turn left and continue via New Conduit Street until you see Boots ahead of you on the main High Street. Turn left, proceeding southwards towards the Saturday Market Place, where 107 High Street will be found towards the southern end of the High Street, on the right hand side.

OTHER INFORMATION

Borough Council King's Lynn & West Norfolk, King's Court, Chapel Street, King's Lynn, Norfolk, PE30 1EX.

RATEABLE VALUE - TBC. We advise interested parties to check direct with the Borough Council of King's Lynn & West Norfolk.

It is recommended that interested parties check direct with the Borough Council of King's Lynn & West Norfolk as small business rates may apply.

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VIEWING

Strictly by appointment with the agent.



BELTON DUFFEY

12-16 Blackfriars Street,
King's Lynn,
Norfolk, PE30 1NN.

T: 01553 660866

E: lettings@beltonduffey.com

Our lettings department, based at the King's Lynn office, covers West Norfolk, North Norfolk and the fenland and Breckland villages. If you would like any further information or would like to view this property, please contact us.

www.beltonduffey.com

IMPORTANT NOTICES: 1. Whilst these particulars have been prepared in good faith to give a fair description of the property, these do not form any part of any offer or contract nor may they be regarded as statements of representation of fact. 2. Belton Duffey have not carried out a detailed survey, nor tested the services, appliances and specific fittings. All measurements or distances given are approximate only. 3. No person in the employment of Belton Duffey has the authority to make or give representation or warranty in respect of this property. Any interested parties must satisfy themselves by inspection or otherwise as to the correctness of any information given.

