



104 High Street, King's Lynn, PE30 1DA

TO LET £27,500pax

Prominent Corner Retail/Office Unit

- Busy High Street Position
- Well Presented Ground Floor Retail/Office Space
- Plus Two Offices and Storage Space
- Additional Office , Cloakrooms and Staff Room above

122.5 sqm (1,319 sqft)

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BROWN & CO

Property and Business Consultants
brown-co.com

Location

The premises are prominently situated in the southern High Street close by opposite former Debenham's Department Store. The surrounding shops include, Co-operative Travel, Lloyds TSB, and Abbotts Estate Agents.

King's Lynn is an important sub-regional centre, historic port and market town situated on the southern shore of The Wash.

The town is served by the A47, A17, A10 and A148/A149 trunk roads together with a main line rail service to London Kings Cross (approx 1 hr 40 mins).

King's Lynn has a population of approximately 42,000 and serves an estimated shopping catchment of some 150,000. The town has a broad commercial and industrial base.

From the Agents Office on Tuesday Market Place, follow the High Street until the property can be found on the right hand side almost opposite the former Debenhams store.

Description

The property comprises a ground floor retail/office unit with first floor office in a prominent corner position with excellent window space being on the corner of High Street and the access to Baker Lane Car Park.

No 104 is laid out with open plan space to the front, plus office, further cellular office, storage, disabled cloakroom and kitchenette, with additional cellular office, cloakrooms and kitchen/staff room to the first floor.

Accommodation

The property provides the following net internal floor area:-

Description	sqm	sqft
Ground Floor		
Retail/Office Space	83.4	701
Cellular Offices	18.3	197
Plus Store and rear Ancillary		
First Floor		
Office	11.6	125
Plus Kitchen, Store and two Cloakrooms		
Overall	122.5	1,319

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)	£13,750
Rates payable for 2023/2024	£4,002

Terms

The property is offered to let on an assignment of the existing lease expiring 25th March 2030. Rent Review dates 24th June 2020 (still outstanding) and 24th June 2025

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 D

Viewing

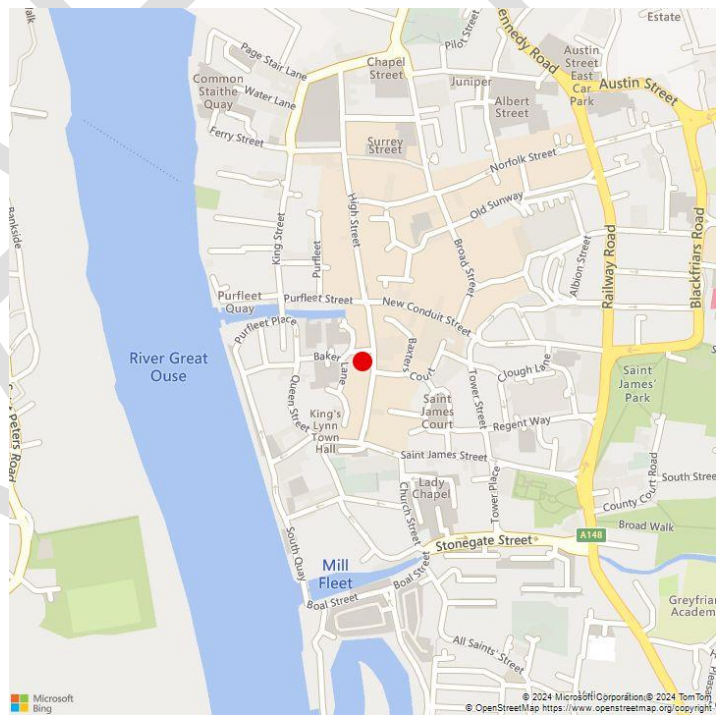
Strictly by appointment with the letting agent:-

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IMPORTANT NOTICES

Brown & Co for themselves and for the Vendors or Lessors of this Property give notice that: 1. These particulars are intended to give a fair and accurate general outline only for the guidance of intending Purchasers or Lessees and they do not constitute an offer or contract or any part of an offer or contract. 2. All descriptions, dimensions, references to condition and other items in these Particulars are given as a guide only and no responsibility is assumed by Brown & Co for the accuracy of individual items. Intending Purchasers or Lessees should not rely on them as statements or representations of fact and should satisfy themselves as to the correctness of each item by inspection or by making independent enquiries. In particular, dimensions of land, rooms or buildings should be checked. Metric/imperial conversions are approximate only. 3. Intending Purchasers or Lessees should make their own independent enquiries regarding use or past use of the property, necessary permissions for use and occupation, potential uses and any other matters affecting the property prior to purchase. 4. Brown & Co, and any person in its employ, does not have the authority, whether in these Particulars, during negotiations or otherwise, to make or give any representation or warranty in relation to this property. No responsibility is taken by Brown & Co for any error, omission or mis-statement in these particulars. 5. No responsibility can be accepted for any costs or expenses incurred by intending Purchasers or Lessees in inspecting the property, making further enquiries or submitting offers for the Property. 6. All prices are quoted subject to contract and exclusive of VAT, except where otherwise stated. 7. In the case of agricultural property, intending purchasers should make their own independent enquiries with the RPA as to Single Payment Scheme eligibility of any land being sold or leased. 8. Brown & Co is the trading name of Brown & Co - Property and Business Consultants LLP. Registered Office: The Atrium, St George's Street, Norwich NR3 1AB. Registered in England and Wales. Registration Number OC302092. January 13, 2025

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