

4 NORFOLK STREET, KING'S LYNN PE30 1AR

DOUBLE FRONTED RETAIL PREMISES

- In a Prominent Location
- With Ancillary Storage/Staff Accommodation
- Situated on a Busy Pedestrianised Area
- Nearby Neighbours Include Specsavers, Three, TGJones, Waterstones, Cotton Traders and Caffé Nero.

**Alison Richardson**

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**£22,000 P.A.X. | 220.92 sqm (2,378 sqft)**

King's Lynn  
Market Chambers, 25-26 Tuesday Market Place, King's Lynn, PE30 1JJ  
T 01553 778068 | E kingslynncommercial@brown-co.com

**BROWN & CO**

## LOCATION

King's Lynn is an historic market town and the principal shopping destination of West Norfolk with a residential population of approximately 43,000. It is located 36 miles north east of Peterborough, 44 miles north of Cambridge and 44 miles north west of Norwich. There is a direct rail service to London King's Cross.

The property is located on a busy pedestrianised section of Norfolk Street which forms one of the main links between the High Street and the Vancouver Shopping Centre.

The subject property is located adjacent to The Works and opposite Marks & Spencer and in the vicinity of a mixture of independent and multiple retailers including Specsavers, Three, TGJones, Waterstones, Cotton Traders and Caffé Nero.

## DESCRIPTION

Mid terrace building comprising ground floor shop with ancillary storage/staff accommodation on 1st and 2nd floors.

## ACCOMMODATION

The property has the following (approximate) net internal floor area:

Description	Sqm	Sqft
Ground Floor	94	1,012
First Floor	71.07	765
Second Floor	56.1	601
Overall NIA	220.92	2,378

Internal Width: (max) 23' 7.01 m

Shop Depth: 53'4" 16.25 m

## SERVICES

Mains water, electricity, 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 in order to confirm the amount payable as the property may be eligible for some form of transitional relief.

Rateable Value from 1 April 2026: £19,250

Rates Payable from 1 April 2026/27 estimated at: £7,353.50

## LEASE & RENTAL TERMS

The property is being offered by way of a new full repairing and insuring lease on a length of term to be agreed at a rental of £22,000 pax (plus VAT if applicable).

## EPC

The property has an EPC rating of E.

## VAT

It is understood that VAT is not applicable.

## LEGAL COSTS

Each party will be responsible for their own legal costs incurred in documenting the letting.

## VIEWING AND FURTHER INFORMATION

Strictly by appointment with the joint Letting Agents.

For further information or to arrange a viewing please contact:

### Alison Richardson

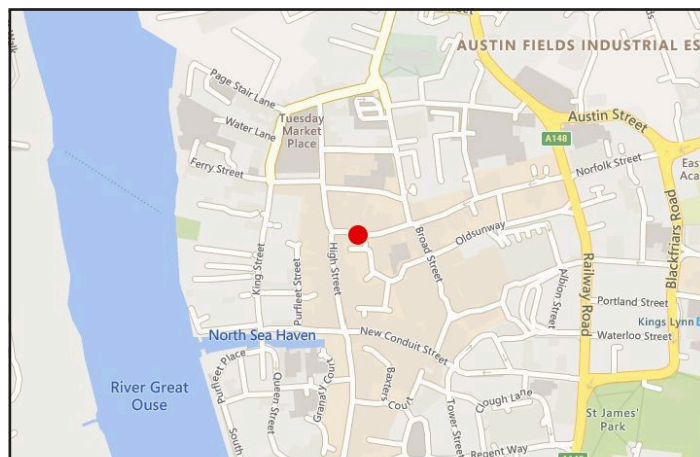
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## IMPORTANT NOTICES

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